



Communicator

GREENBELT HOMES, INC. | A MONTHLY PUBLICATION OF THE COMMUNICATIONS COMMITTEE

DOORS AND STORM DOORS: A HOMES IMPROVEMENT PROGRAM CHOICE

By Jenny Moser Jurling and Joseph Wiehagen

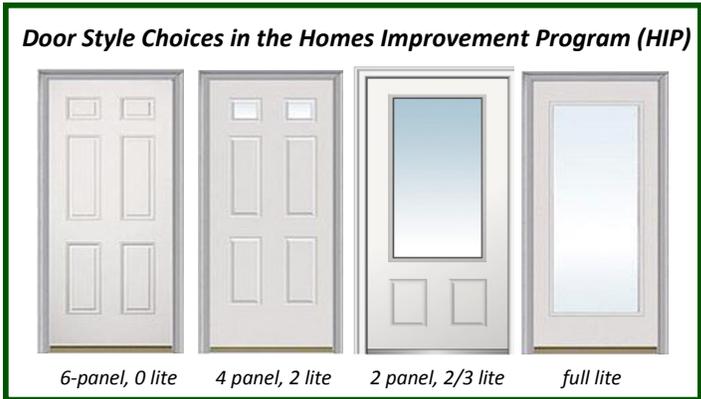
As the Homes Improvement Program (HIP) continues, all members will need to make a decision about their serviceside and gardenside entry doors: either to select a style for the replacement doors, or to request an exemption to keep their current doors.

The new doors will be Energy Star Rated fiberglass from Milliken Millwork, with an indented panel design. At no charge, members may choose a plain fiberglass door (6-panel); a door topped with two small clear glass rectangles called "lites" (4-panel, 2-lite); or a door with one large clear glass "lite" on the top 2/3 of the door (2-panel, 2/3 lite). For an additional \$100 (subject to change), members may choose a door with a full-sized lite only on the gardenside of the home. The R-value (insulation level) of the fiberglass doors is about R 6.0. The R-value of the door with 2 lites is about R 5.0. With full glass area, the door R-value is about R 3.3.

At no charge, the doors will be white. Members may choose select colors such as: black, brown, Storm Cloud/cool gray, Rock Garden/dark green, Riverway/blue-gray, or Burgundy/red. The 2016 HIP cohort had no extra charge for colored doors, but this may change for future cohorts. Members may see color samples at the GHI office (colors can also be viewed at <http://ghi.coop/content/homes-improvement-program> but may vary due to computer monitor variations). The interior surface of all doors will be white, regardless of exterior color selection. All doorknobs and deadbolt locks will be brass. For each unit, all doors that are replaced will have the same key. Members with upper-floor units who share an entry door must agree on the style of door and color.

Members may optionally choose these brass accessories: a peephole or

door knocker for about \$16; a mail slot with a flap for about \$80; and/or a kickplate at the bottom of the door for about \$117 (subject to change). Members must maintain these accessories themselves.



Storm doors will be removed from the home during door installation. If desired, members may opt to reinstall their own storm door or to get new white storm door(s) installed for about \$650 to \$950 each (subject to change) depending on the style of storm door. GHI research indicates that storm doors provide little insulation value once the main door is replaced, although storm doors allow more light and/or breezes during temperate weather.

The Milliken Millwork website states that dark door colors absorb heat, and sun exposure could damage such doors over time, unless the door is below a sufficiently wide overhang such as a porch roof. West-facing doors generally have the most potential for increased stress due to solar exposure, but factors such as shading will affect any increased potential.

Members who wish to keep either or both current doors should email the HIP office to explain which of their current doors they want to keep and why. The Architectural Review Committee and the Buildings Committee will consider their request.

Replacement door upgrades are an energy efficient option for aging doors that have much lower R-values and often allow significant air infiltration. Replacement during the HIP ensures continued service of the doors for many more years.

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WHO'S RESPONSIBLE? QUICK REMINDERS *by Carol Griffith*

Just to refresh your memory, here's a short list of those common items in your home for which GHI is responsible and those for which you as a member are responsible. The full list is available on the GHI website at <http://ghi.coop/content/who-responsible>.

Emergencies

First, we all know that GHI is on call for emergencies. But do you know what is a real emergency, defined as a situation which may result on danger to property (GHI's or member's) or the safety and health of a member? Of course, fire (call 911 first!), no heat in the winter, lock out, and a roof leak are obvious emergencies. Not as obvious are lack of hot water, a clogged kitchen sink, a toilet or bathtub backup, or a sump pump running excessively. After 10 p.m., you may wait until the morning to report the situation if possible.

Electrical & Plumbing

When member-installed electrical equipment malfunctions, you as member are responsible for the repairs. This often includes ceiling fans, non-standard light fixtures, air conditioning units, and garbage disposals,

For plumbing issues, GHI is responsible for GHI-installed fixtures such as bathtubs and sinks, and the waste and supply pipes. Many tubs and sinks are member-installed and thus are the responsibility of the member. Members are responsible for maintaining the tub grout and the cost of any damage caused by not maintaining it is borne by the member.

Pest Control

You as member are responsible for basic hygiene and care of the unit. GHI will perform routine interior and exterior pest control services but may charge the member for the cost of the pest control if the pest problem is caused by the member's activity, negligence, or lack of cleanliness.

Yard Waste & Bulk Trash

Lastly, for yard waste (in paper bags) and large trash items, call the City's Public Works department at 301-474-8004 for a pickup. There's no need to put the items out at the street; leave them in your serviceside yard. If the items are still useful, please try to recycle them first.

Member Announcements

Parking Rules Revisions

The Board of Directors has adopted a revision to the GHI parking rules. See the new rules at this web link <http://www.ghi.coop/content/parking-rules> or visit the GHI office to request a copy.

Upcoming Election Dates

Tuesday, October 18, 2016: Deadline to register to vote, to be an eligible voter for the General (Presidential) Election.

Thursday, October 27, 2016 - Thursday, November 3, 2016: Early Voting for the General Election.

Board Actions Insert

Be sure to read the Board Actions insert included with your newsletter.

WHAT'S HAPPENING

Unless otherwise noted, meetings are held at the GHI Administration Offices on Hamilton Place, and are open to all GHI members. Dates are subject to change.

October

3	7:00 pm	Board Work Session - Strategic Plan
4	7:30 pm	Storm Water Management Task Force
5	7:00 pm	Pre-Purchase Orientation
6	7:30 pm	Board Meeting
7	--	OFFICE CLOSED
11	8:30 am	Yardlines Committee
11	7:30 pm	Legislative and Government Affairs
12	7:30 pm	Architectural Review Committee
13	7:00 pm	Board / Finance Work Session - 2017 Budget
13	8:00 pm	Member Input Session - 2017 Budget
17	7:00 pm	Pre-Purchase Orientation
18	7:30 pm	Companion Animal Committee
19	7:00 pm	Woodlands Committee
20	7:30 pm	Board Meeting
21	--	OFFICE CLOSED
24	7:00 pm	Communications Committee
25	7:00 pm	Audit Committee
26	7:00 pm	Buildings Committee

Call 301-474-6011 for emergency maintenance outside of normal hours or when GHI is closed.

GHI Technology Survey

In response to an action item on their Strategic Plan, the Board assigned the following tasks to the Communications Committee:

1. Recommend a proactive social media strategy for GHI by considering all but not limited to the following components: planned, regular tweets; use of GHI's Facebook page for official dissemination of information; hiring a social media consultant; definition of GHI staff's responsibility with respect to social media.
2. Recommend better ways for GHI to obtain member feedback on controversial topics e.g. hearings, use of social media.
3. Recommend internet technologies that GHI could employ to increase membership participation in meetings.

After consideration, the Communications Committee decided that prior to making any recommendations about increasing member involvement via technology, it would be prudent to first survey the membership to find out what technologies were most used by members. The Board approved the Technology Survey form which is enclosed with your newsletter.

Members are asked to complete the survey no later than October 31st, either electronically via Survey Monkey (<https://www.surveymonkey.com/r/ghitechsurvey>), or by filling out a printed form and returning it to Sheri Swaim in the Manager's Office. **Completed surveys will be entered into a drawing to win \$100 off one month's co-op fee!**