



July 14, 2014

HOMES IMPROVEMENT PROGRAM:  
BIG DECISIONS FOR MEMBERS



Dear Fellow GHI Members:

This coming winter all of us, as members of Greenbelt Homes, Inc., will have the opportunity to vote on our Board of Directors' recommendations regarding envelope improvements for most of our homes.

The building envelope consists of those components of the home that separate the indoors from the outdoors, such as the windows, doors, walls, roof, floor and crawlspace.

The cost of some envelope improvements, such as the replacement of basic windows and doors on all homes, and vinyl siding on frame homes, will be paid from replacement reserves. Replacement reserves have been collected as a part of each member's monthly co-op fee since 1987. Additional energy-saving improvements that are not covered by our replacement reserve funds are still being studied.

The Board of Directors will soon begin the decision making process that will determine the Board's recommendations regarding additional envelope improvements. The Board will present its recommendations to the membership for consideration and vote at a Special Membership Meeting this coming winter.

If the membership decides that the cooperative should undertake improvements that are not covered by replacement reserves (such as insulation of crawl spaces, attics, and walls), the co-op will need to borrow money that would be paid back through an increase to member fees. It is likely that such fee increases would be partially offset by a reduction in members' Pepco bills.

In a 2009 survey, many members responded that their homes are cold, drafty, and expensive to heat. In 2010, GHI began a Pilot Program to investigate and implement energy-saving improvements in 28 of our cooperative's 1600 homes. Much information regarding the ongoing Pilot Program and the upcoming Homes Improvement Program has already been shared with members, and is available at <http://www.ghi.coop>. The Buildings Committee is now preparing a report of the program's findings regarding the effects of envelope improvements on the comfort of members' homes, the costs, and the likely savings on members' energy bills.

The Board will be considering reports from the Buildings and Finance Committees, cost, results from the Pilot Program, feedback from members who participated in the Pilot Program, and input from you, the members of the cooperative. The Board will decide which, if any, non-funded envelope improvements to recommend to the membership. The Board is launching a program to share information with the membership and to gather member input, culminating in a planned membership meeting this winter, at which we will vote on the proposed envelope improvements.

**Now is the time to get informed, get involved, and make your voice heard. GHI belongs to all members; your voice is very important.**

Respectfully,

GHI Board of Directors

Steve Skolnik, President  
Sue Ready, Vice President  
Chuck Hess, Treasurer

Ed James, Secretary  
Frank DeBernardo  
Bill Jones

Aaron Marcavitch  
Diana McFadden  
Patricia Novinski