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# Communicator

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

## OPTIONAL HIP IMPROVEMENT: SIDING REPLACEMENT & INSULATION UPGRADES

By Robin Everly and Joe Wiehagen, HIP Project Manager

The Homes Improvement Program (HIP) includes vinyl siding replacement on frame homes with a member option for adding insulation to enhance the home's efficiency. Vinyl siding on a frame home is part of the building envelope upgrade and is paid for through the replacement reserve program (RRP) which is included in the monthly co-op fee. Members in block homes have the option to improve the efficiency by selecting insulation and add vinyl siding to the exterior of the home. The vinyl siding selected for the HIP is the CertainTeed MainStreet 4" Double Lap, maintenance-free and warranted for at least 30 years. Members may select from a palette of nine different colors. Unlike the previous 1980's rehab that required adjacent end and middle units to select same siding color, in the HIP, members can select the color independently from their neighbors. In the 2016 HIP, some courts have coordinated their selections.

For frame homes, members may choose to add one-inch thick exterior wall insulation that will increase the wall R-value by R-6, or by about 50%. Remarkably, selecting this option will bring the walls up to the level of the 2015 Energy Code for new homes. The cost of this option is on average \$1,200 and will payback on average in about 30 years, at current utility rates. If electricity

costs increase, the payback time will decrease. In other financial terms, the annual cost savings reflects about a three percent rate of return, which exceeds most CD's available today. Each member can select this energy efficient option for themselves, independent of others in the row. Results of the Pilot Program show that adding exterior wall insulation also results in greater comfort in the home and is an excellent complement to the high performing window upgrades.

Vinyl siding and insulation is also an option for block homes. Many block units have already been upgraded with vinyl siding on the outside and included



Block home with insulation, prior to siding installation. Staff photo.

some level of insulation. In the HIP, members with bare block walls can add two inches of insulation and vinyl siding. This insulation adds an R-value of at least 13 to the wall which currently has an R-value of about 3; an increase of over 400 percent. This insulation also meets the current building code for concrete (mass) walls. In the HIP, adding two inches of insulation (R13+) and siding to block homes is a member option with a cost of about \$9,000. Data from the Pilot Program has shown that block homes have the highest energy consumption of GHI homes and show the highest energy savings after the insulation upgrade, about 40 percent or over \$400 per year savings compared with uninsulated block. The simple payback on this large investment is less than 30 years and may even be as quick as 20 years, or conversely, can result in about a five percent rate of return. However, comfort may be the biggest advantage to insulating block homes which can feel cold in winter due to the colder wall temperature of uninsulated concrete. Installing siding does change the appearance of these iconic block homes and unfortunately, insulating block homes from the interior is neither practical nor cost effective. Still, many GHI block home members have already installed siding.

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## MEMBERS THOUGHFULLY DEBATE, VOTE AT ANNUAL MEETING *By Lauren Cummings*

The 2016 GHI Annual Meeting once again highlighted the importance of member engagement in cooperative governance. The meeting began with President Steve Skolnik reporting on behalf of the Board on two important issues. First, President Skolnik gave an update on the status of the Homes Improvement Program, with the most exciting news being that construction will begin on May 16th. Then President Skolnik reported on the work being done to determine the best course of action for handling the recent asbestos discovery in crawl spaces of masonry buildings. Vertex, an industrial hygiene firm, has been hired to create specifications for both encapsulating and removing the asbestos. Contractor bids are due back soon, and the Board will consider GHI's options.

Stefan Brodd, chair of the Bylaws Committee, presented three small bylaws changes which were all overwhelmingly approved. Article III.1 changed "husband and wife" to "married couple." Article IV.8.a. now states that "No person shall be nominated for election to the Board and election to the Audit Committee at the same time." Article V.5 added three words to clarify that the Board shall meet "at least once" a month during June, July and August.

For the first time in years, members presented petitions to change the bylaws and encourage more engagement by members. The petition to require "Recommendations or reports made by a majority of the Audit Committee to the Board shall be placed on the Agenda for an upcoming Board meeting within three months." The first petition to require "Recommendations or reports made by a majority of the Audit Committee to the Board shall be placed on the Agenda for an upcoming Board meeting within three months," passed following an amendment changing the original word "unanimous" to "majority."

A second petition had been submitted to require the entire Board meeting packet to be available to members at least five days prior to meetings, but it was withdrawn by the petitioners because they understood that the Board was already considering how to make that information available to members in a secure way.

193 members were issued voting cards at the meeting and 232 members cast ballots during the election period.

The five members running for Nominations & Elections Committee (one year terms) were overwhelmingly voted in by acclamation: Alexander Barnes, Theresa Henderson, Tom Jones, Terry Kucera, and Anna Socrates.

The four vacant Board seats and three Audit Committee seats were contested. The winners of the Board seats, for two year terms, are: Stephen Brodd (207 votes), Stephen Holland (207 votes), Ed James (198 votes), and Diana McFadden (191 votes). The three new Audit Committee members, for one year terms, are: Molly Lester (181 votes), Paul Kapfer (162 votes), and Leeann Irwin (158 votes).

Once again, GHI members proved that participation is key to a strong and healthy cooperative.

**THANKS  
FOR VOTING!**

## 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.*

### June

2	7:30 pm	Board Meeting
3	--	OFFICE CLOSED
7	8:30 am	Yardlines Committee
8	7:30 pm	Architectural Review Committee
11	11:00 am	Pre Purchase Orientation
13	8:00 pm	GHI/City of Greenbelt - Stakeholder's Mtg. (City Council Room)
14	7:30 pm	Legislative & Gov't Affairs Committee
15	7:00 pm	Woodlands Committee
16	7:30 pm	Board Meeting
17	--	OFFICE CLOSED
20	7:00 pm	Pre Purchase Orientation
21	7:30 pm	Companion Animal Committee
22	7:00 pm	Buildings Committee
27	7:00 pm	Communications Committee
30	7:00 pm	Finance Committee

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

## Member Announcements

### Proposed Parking Rules Changes

A sub-committee of the Board of Directors recently reviewed GHI's parking rules and proposed some changes. Read the background, see the proposed changes, and learn how to submit your comments (due by June 15) in the enclosed insert or online at <http://bit.ly/1OeNsBa>.

### Get Outdoors & Enjoy Our Woodlands

The Maryland PLANT "People Loving And Nurturing Trees" Community Awards Program recognized GHI with a 2015 Green Award Certificate for our well-established urban forestry program. Just another reason members love to call GHI home.

### Love Your Co-op? Promote GHI on Social Media

GHI's new video has been viewed more than 2,600 times. Post this link on your social media accounts to help spread the word. <http://bit.ly/1OkFoPk>

### Got Insurance?

GHI strongly recommends that each member have an HO-6 policy; if you have a fireplace or hot tub, you are required to have insurance. For more information, drop by the GHI office or visit the website: <http://ghi.coop/content/ho-6-insurance>