

# Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 45, Number 6 P.O. Box 68, Greenbelt, Maryland 20770 Thursday December 24, 1981

## Overpass Appeal Set for January; Engineering Plans Near Completion

by Mary Lou Williamson

The appeal of the overpass condemnation suit by a group of Greenbriar Phase I owners will be heard during the first full week in January, city solicitor Emmett H. Nanna has advised the city. The case, involving the City of Greenbelt, Greenbriar Phase I and some other defendants, will be heard before the Prince Georges County Circuit Court of Appeals. The exact date has not been set.

After a jury in the District Court awarded the Phase I Council of Owners the amount of \$29,000 on April 14, 1981, the group of individual owners whose units would be closest to the walkway leading to the overpass filed an appeal of the decision. According to Nanna, "It would appear that the appellants' dissatisfaction is not with the lump sum award, but the fact that they would have to share it with the other condominium owners in proportion to their respective percentage interests as set out in the Declaration of Covenants and as required by the statute." Nanna contends that the award to the Council of Owners is sufficient and it is the Council of Owners which must decide how to distribute the award.

If the appellants win, the case would be remanded to a lower court for retrial.

### Engineering Plans

Not at issue is the fact that the City of Greenbelt now owns the land. The Federal Highway Administration (FEWA) two weeks ago presented its final engineering plans to the city and others for review.

City Manager James K. Giese, in reporting to council in a work session last month, indicated FEWA's willingness to build the overpass from "street to street." Earlier informal agreements had called for the city to build the approach paths and FEWA to build the bridge.

Giese recommended taking the agency's offer to build from Gardenway to the Greenbriar parking lot, at which point the city would take over the construction. Council agreed. City officials felt constrained not to let go of control over the actual work process where it would most directly affect Greenbriar residents. Some of these residents, present at the work session, made clear their continued opposition.

### Lighting

The FEWA is anxious to have the overpass lighted from the time it is opened to the public, Giese told council. FEWA is concerned, he explained, that if an incident occurred, they would be criticized for no lighting. Thus Giese recommended lights be provided by the city along the path from Gardenway to the bridge, on the bridge itself, and probably "at least one light within the

city's property on the Greenbriar side." Again, council agreed. "If we don't do it today, we'll be sorry tomorrow," said councilman Gil Weidenfeld.

Giese later told the News Review he does not expect to add lighting within the Greenbriar parking lot, which is already served by lights on the buildings. These lights do not shine into windows as would light from a free standing pole. If, however, Greenbriar wants more light, he said, the city probably would provide it.

### Straight Path

The engineering plans knocked down the city's promise to zig-zag the path on the Greenbriar side to avoid taking any large trees. FEWA drawings show the need for building up the path with fill dirt between the bridge and the parking lot in order to provide no more than a 5% grade. About 12 feet of fill would be required close to the bridge, but only two or three feet at the other end. Giese recommended, and council concurred, the acceptance of FEWA's plans even though it would mean taking all the trees within the 30' wide path. Either FEWA or the city would replant with new trees.

While Phase I owner J. Davis agreed with Giese's assertion that at most only one tree could be considered a loss, Phase I presi-

See OVERPASS, page 5, col. 1

## District Council Approves Three Rezoning Petitions For 34 Acres Behind Greenway

by Charles F. Schwan, Jr.

Oral arguments on the rezoning applications for the Sunstates (Coakley & Williams) and Baker-Witt (Western Development) properties to the south of Greenway Shopping Center were to have been heard by the County Council sitting as the District Council on Friday, December 18. The hearing was scheduled at the request of Sidney Brown, owner of the Beltway Plaza. Brown had advised the District Council that the time selected was not convenient for him. Nevertheless, the District Council considered the rezoning petitions. Neither Brown nor anyone representing him was in attendance.

If this bizarre twist were not enough, the hearing on the Baker-Witt parcels of Western Development was scheduled even though neither Western Development nor other interested parties had received notice of the request for oral argument, as required by

law. In any case, at the conclusion of the proceeding, the District Council approved all of the rezoning applications, with the Sunstate's application subject to the conditions recommended by the Zoning Hearing Examiner (see below).

The 11 acre Witt parcel lies on both sides of Hanover Parkway immediately south of the Greenway Shopping Center. The requested rezoning was from R-10 (residential high rise) to C-O (commercial office) for four acres west of the road, and to R-T (residential townhouse) for seven acres east of Hanover Parkway. The city strongly supported the rezoning request. As a matter of fact, the application was amended from C-M to C-O for the four-acre portion to satisfy the city.

The Baker property of almost 1 acre was rezoned to C-O from R-10, as recommended by the Zoning Hearing Examiner and supported by the city.

The Sunstates tract lies immediately south of the Greenway Shopping Center and Maryland Trade Center. It was zoned R-10, (high-rise residential). The devel-

oper requested, the City of Greenbelt endorsed, and the Zoning Hearing Examiner recommended that about 20.2 acres be zoned C-O, (commercial office) and about 13.5 acres C-M, (commercial miscellaneous).

Brown took exception to the Zoning Hearing Examiner's recommendation by alleging that: (1) it is not true that there has been substantial change in the neighborhood not envisioned by the Master Plan, (2) the change in the neighborhood alleged by the applicant is the result of his own efforts, and (3) insufficient weight is given to an area-wide examination of the effects of the requested change.

The Zoning Hearing Examiner recommended that the District Council approve the requested rezoning subject to the conditions that outdoor displays be screened and that site plans be approved by the county Planning Board.

The Sunstates developers plan to use the property for two more high-rise buildings similar to the Maryland Trade Center building,

See REZONING, page 3, col. 1

## P.G.'s Tallest Office Building Now Boasts 75% Occupancy

by Elaine Skolnik

The Maryland Trade Center building, developed, built and leased by Coakley & Williams, Inc., is now about 75% leased, said Brian Coakley, vice president of marketing. Located on Greenway Center Drive behind the Greenway Shopping Center, the 16-story, 192,000 square foot building with its "energy efficient solar bronzed windows" is touted as the "tallest commercial office building in Prince Georges County."

The \$14 million Maryland Trade Center (MTC) is the newest of eight office buildings Coakley & Williams owns in the Washington area. The floor size for each of MTC's 16 stories is 12,000 square feet. Leasing costs range from \$13.50 to \$15.00 per square foot. The architect is Warren Sergeant.

At the end of December Coakley & Williams will be moving its corporate headquarters from Kensington, Maryland to the 16th floor of the MTC. Builders and real estate developers, the company has operated in the area for 20 years and manages over 1.5 million square feet of commercial space.

In July, Systems Engineering Laboratories, specialists in industrial scientific and engineering computer applications, was the first tenant to move into the new

building. The firm's Eastern Regional Sales Office occupies 12,000 square feet on the second floor.

Atop the MTC building are the letters OAO, representing a systems engineering and software firm with 33 offices nationwide. The firm's areas of expertise are aimed primarily to the aerospace, transportation, defense and energy industries. OAO occupies five floors. According to an OAO official, the firm plans "to consolidate our area offices at MTC, which will become our corporate headquarters."

Leasing 8,000 square feet of office space is the Yorktowne Business Institute, a post-secondary, proprietary business school where word processing and data processing are taught.

Storer Communications, Inc., occupies 2,000 square feet. The office is the cable television firm's marketing and franchising headquarters for the District of Columbia, Maryland and Virginia.

Attorney William E. Brook has leased space, as has general dentist practitioner Dr. Marvin Apter and his associate, Dr. John Powers. Guaranty Mortgage Corporation of Prince Georges County, a mortgage banker, has located its third area branch office in MTC.

Micro Temps, a division of Technical Aid Corporation, will supply software contractors from its staff in MTC to the scientific industry in the data processing field. Manufacturers Hanover Corporation has also located in MTC. The mortgage corporation has 25 offices throughout the country.

### Future Development

Coakley & Williams has on the drawing board, for the adjacent 33-acre-plus Sunstates property, two more high-rise buildings similar to the Maryland Trade Center, as well as a banquet facility and a motel. The Prince Georges County Council sitting as District Council on December 19 approved the Zoning Hearing Examiner's recommendations on the rezoning of the tract. (See separate story.)

### News Review Deadline

The next issue of the News Review will be published on Wednesday because of the New Year's holiday. The office will be open Monday, Dec. 28 from 8 to 10 p.m., and closed Tuesday, Dec. 29. Deadline for submission of articles and advertising is 10 p.m. Monday at the office, and 4:30 p.m. Monday at the Twin Pines box.

### HOLIDAY POSTAL HOURS

All post offices, stations and branches in the metropolitan area will be closed on Friday, December 25, and Friday, January 1 in observance of the Christmas and New Year's Day Holidays. On those two days there will be no window services. Lockbox service will be provided on a holiday schedule. Delivery services will be limited to Special Delivery, perishable items and Express Mail.

No collection service will be provided on December 25 or January 1. Collection service on these days will be provided at boxes located in residential areas. Normal collection service will resume on December 26 and January 2. Window service will be available at normal locations on December 24 and 31 commensurate with the needs of the community.

### PGCC Registration

Prince Georges Community College will hold its off-campus in-person registration for credit courses at Eleanor Roosevelt High School on January 12, from 6:30 to 8:30 p.m. Courses ranging from art through speech will be offered. Students may also register for weekend, telecredit and directed learning courses at the off-campus registrations.

For further information, call the College at 322-0783. For 24-hour information, call 322-0781.

Late registration for off-campus credit, Weekend, Telecredit and Directed Learning Courses at Andrews Air Force Base, and at Laurel and Surrattsville High Schools will be held on January 18, from 6-8 p.m.

To avoid late registration, students may still register for off-campus courses through January 15 at the College's Largo campus.

For further information, call the college at 322-0875.

### Holiday Refuse Schedule

During the holiday week of December 28, there will be NO PAPER PICKUP ON WEDNESDAY. Monday and Tuesday routes will be on regular schedule. Thursday's route will be picked up on Wednesday and Friday's route will be picked up on Thursday.

On Saturday, December 26, 1981, an attended refuse truck will be parked behind the old post office near the Suburban Trust Bank at the Greenbelt Commercial Center for residents who wish to dispose of trash before the next city collection. The truck will be at the parking lot 10:00 a.m. to 2:00 p.m.

Also, any residents wishing to take bundled newspapers to the Public Works Warehouse on Crescent Road may do so between the hours of 8:00 a.m. and 4:30 p.m. on regular work days.

# Greenbelt News Review

AN INDEPENDENT NEWSPAPER  
ALFRED M. SKOLNIK, PRESIDENT, 1959-1977  
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News Editor: Elaine Skolnik, 447-6060  
Copy Editors: Barbara Likowski, 447-8483  
Virginia Beauchamp

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### BOARD OF DIRECTORS

Pres., Elaine Skolnik; Vice Pres., Sid Kastner; Sec., Barbara Likowski; Treas., Virginia Beauchamp; Bill Rowland.  
MAIL SUBSCRIPTIONS: \$20 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Twin Pines Office before 4:30 p.m. Tuesday; or delivered to the editorial office in the basement of 15 Parkway. (474-4131). The office is open Monday after 8 pm for display advertising; deadline is 10 pm. News articles and classified ads are accepted after 8 pm on Tuesday; deadline is 10 pm.

Volume 45, Number 6

Thursday, December 24, 1981

## Rehab Comfort

To the Editor:

The combination of hot water heat and insulation (windows, walls and floor) in my small frame home has made this the most comfortable winter that I have experienced of 28 in Greenbelt, including those I enjoyed at 7-A Crescent Road. I thank the board and staff of GHI for providing such comfort.

Charles F. Schwan

## Setting the Record Straight

To the Editor:

Frances and I appreciate the laudatory article which Sandra Barnes wrote about us. Ms. Barnes conducted a long interview and took copious notes. In spite of her careful note taking some errors did creep into the story. The errors are a result of my failure to provide full information and certain conclusions were reached by her which were logical when based on my failure to follow through.

For example, my father was described as a "labor leader." He was not a labor leader but a rank-and-file member of the International Ladies Garment Workers Union. All his life he was a strong believer in his union and in the labor movement and he spoke to his children often of the vital role which unions play in improving the lives of the workers. He taught his children well and our own experiences proved to us that he was correct in his views.

I have been credited with having graduated from Oberlin College. I wish that were the fact. While I had visions of becoming a concert pianist at the time, my interest in political and economic events affecting everyday life of the country interfered with that total dedication and commitment required of any individual seeking to become a first-rate artist. I left the Oberlin Conservatory of Music.

Following graduation from Hunter College in New York, Frances entered the nursing school at Massachusetts General Hospital. At that time, nurses in training were forbidden to be married. The single life was not required of theological students—especially in a liberal seminary devoted to the preparation for the Unitarian and Universalist ministry. Our marriage at the time was known to all, except the authorities at the nursing school. . . .

Meanwhile, it is an awesome responsibility to live up to all the qualities which Ms. Barnes credited me with possessing. It's nice to know somebody thinks about me in such terms. I know Frances deserves it, but I have serious questions about myself.

Albert K. Herling

## Greenbelters, Awake!

To the Editor:

What happened to the Greenbelt Community the month of December? Was it hibernating? Or just out of town? Certainly the local shopping malls showed signs of life, and stress, too; but the Christmas productions at the Utopia theatre remained woefully unattended.

How sad to see so much hard work and dedication, not to mention the desire to spread some seasonal joy, go to waste! What, after all, does Christmas mean to us anymore? Have we simply forgotten, in the frenetic pace of everyday life, to take time out to sing a carol, or listen to a Christmas story?

Whatever the reason, the Utopia theatre, the Greenbelt Players and Chamber Orchestra, and especially the people of Greenbelt, lost out.

Barbara A. Schmidt

## Christmas Services

Special services this week will be conducted on Christmas Eve and Christmas Day at Holy Cross Lutheran Church, 6905 Greenbelt Road, commemorating the birth of Jesus Christ.

Two services will be conducted on Christmas Eve. The Vesper Service at 7:30 p.m. will feature the Children's Choir, readings from the Old Testament Prophecy, and the Christmas Story as found in St. Matthew and St. Luke. Pre-service chamber music beginning at 7:15 p.m. will be provided by Larry Marsh, cellist, Sterling Jenkins, violinist, and Jonathan Birner, pianist.

The annual Christmas Eve Candlelighting Service will begin at 10:00 p.m. The Adult and Youth Choirs of Holy Cross will sing. At the close of the service, the congregation will join the choirs in singing Christmas Carols by candlelight. The pre-service Christmas program begins at 9:30 p.m. For the benefit of the hearing

## Genealogical Society

The Prince Georges County Genealogical Society will meet at Greenbelt Library on Wednesday, January 6, at 7:30 p.m. The subject "Mixing Photography and Genealogy" will be demonstrated. Society Vice President and Program Chairman James A. McCafferty will discuss equipment and show how to photograph old photos, as well as living subjects. Members are asked to bring a photo of special genealogical importance to share.

The P. G. Genealogical Society Council is sponsoring an effort to locate and copy Bible records in Prince Georges County. Visitors are welcome at all meetings.

impaired, the 10:00 p.m. service will be signed by the Rev. George Natonick and his assistant Darryl Gehlbach. The message for Christmas Eve "What God Hath Wrought" will be delivered by Pastor Birner.

The Festival Service on Christmas Day will begin at 10:00 a.m. The Cherub Choir will sing. The Christmas message "For Unto Us" will be delivered by Pastor Birner.

## Mowatt Memorial

United Methodist Church

40 Ridge Rd. 474-9410

Church School 9:30 - 10:30 a.m.

(Ages Nursery - Adult)

Morning Worship 11:00 A.M.

Rev. Ira C. Keperling, Pastor

474-1924

## Bahá'í Faith

Greenbelt Community

P.O. Box 245

Greenbelt, Md. 20770

474-4090/345-2918

## McDonnell - Lally

Former Greenbelt resident, Billie Louise McDonnell, married John Richard Lally on November 1 at the Sunsites Community Church in Sunsites, Arizona. The bride was given in marriage by her two sons, Brian and Daniel McDonnell. Dr. Richard E. Lally, son of the groom, was best man. Rev. Warren Stewart performed the ceremony.

The couple honeymooned in Escondido, California. They will reside at 313 Flynn Jans Court, Pearce, Arizona.

## ST JOHN'S CHURCH Episcopal

Baltimore Blvd. at Powder Mill Rd., Beltsville

8:30 a.m. Holy Eucharist

10:30 a.m. Holy Eucharist

First and third Sundays

10:30 a.m. Morning Prayer

Second and fourth Sundays

10:30 a.m. Sunday School

CHRISTMAS EVE:

Choral Eucharist

8:30 and 10:30 p.m.

Rev. John G. Bals, Rector

422-8057

SPRING SUMMER Whatever the season FALL WINTER Whatever the temperature

You are invited to worship with us

## GREENBELT BAPTIST CHURCH

474-4212

Crescent & Greenhill Rds.

Bible Study for all ages (Sun.)

9:45 a.m.


Worship Service

11 a.m. & 7:00 p.m.

Midweek Prayer Service (Wed.)

8:00 p.m.

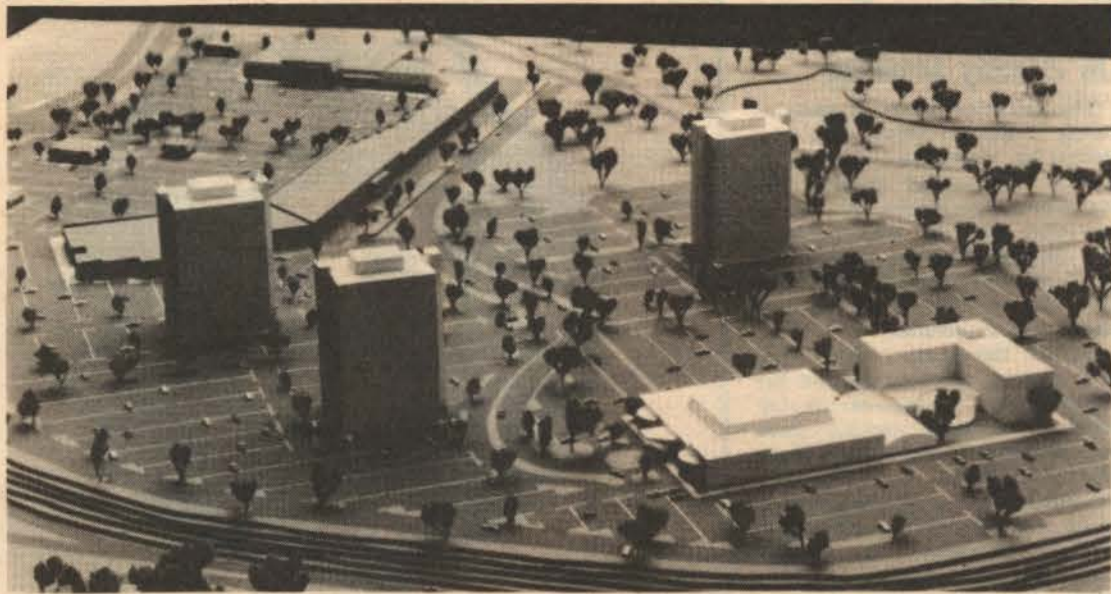
For bus transportation, call church office 8:30 a.m. to 12:30 p.m.



**Greenbelt Community Church**  
(United Church of Christ)  
Hillside and Crescent Roads  
Phone 474-6171 mornings  
11 a.m. - Sunday Morning Worship and Church School  
Nursery provided at 2B Hillside  
Rev. Sherry Taylor and Rev. Harry Taylor co-pastors

**St. Hugh's Church**  
at Grenoble Hall  
**New Year's Eve Dinner Dance**  
Thursday, December 31, 1981  
8 p.m. to 1 a.m.  
Dinner at 8 p.m., Dancing at 9 p.m.  
Gourmet Food Prepared by Father "K"  
BYOB, Beer & Set-ups Available  
Music by Mirage (6 pc. orchestra)  
Noisemakers \$35 per Couple (through December 20) or \$40 per Couple (after December 20)  
For information call: Ken Nelson 345-8672 Bob Vacin 345-5322

**Celebrate Christmas**  
with your friends and neighbors at  
**Holy Cross Lutheran Church**  
6905 Greenbelt Road  
CHRISTMAS EVE SERVICES  
7:30 p.m. Christmas Eve Vespers featuring the Junior Choir  
Pre-service chamber music begins at 7:15.  
10:00 p.m. The traditional Candlelighting Service featuring the Adult and Youth Choirs of Holy Cross. Pre-service Christmas music begins at 9:30. The Service will be signed for the benefit of the hearing impaired.  
CHRISTMAS DAY FESTIVAL SERVICE  
11:00 a.m. After the excitement of opening gifts, visiting with friends and relatives, a time to gather with brothers and sisters in Christ and praise God for the unspeakable gift He has given us in His Son. The Cherub Choir will sing.  
A Christmas Message will be delivered at each service by Pastor Birner  
SUNDAY MORNING SERVICES  
8:30 and 11:15 a.m. Worship Services with Holy Communion. The Rev. Karl K. Schmidt will preach.  
9:50 a.m. Sunday school classes, youth and adult Bible Classes.  
Edward H. Birner, Pastor Scott Wycherley, Director of Christian Ed.  
345-5111



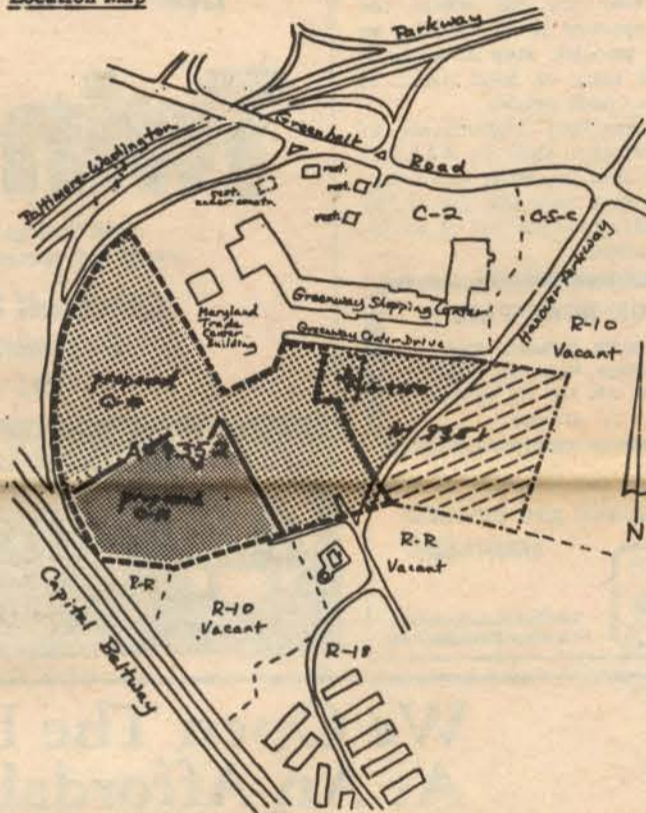
Rezoning of the Sunstates property (shown above) is expected to pave the way for two additional high-rise office buildings to match the Maryland Trade Center and a motel/banquet facility (lower-right). The Greenway Shopping Center is shown in the upper left corner.

**REZONING**

(Continued from page one)  
as well as a banquet facility and a motel.

Crucial to the development of both the Baker-Witt and Sunstates properties in the view of the city is extension of Hanover Parkway to Good Luck Road. This and other public improvements are the subject of a tax increment financing, (TIF) district recently established by Prince Georges County. The new TIF, the Greenbelt Area Development District, will issue bonds to finance the public improvements. The bonds will be retired from the increased tax revenues generated by the commercial development within the TIF district. At its last meeting, the city council formally consented to inclusion in the district of property located within the city.

Location Map



The area rezoned by the District Council lies to the South of the Greenway Shopping Center and the Maryland Trade Center. The area with the darker shading has been rezoned to the Commercial-Miscellaneous zone; the lighter shading, Commercial-Office zone; and the dotted lines, the Townhouse zone. (See story on page 1).

**BLOOD DONORS**

The American Red Cross has a special need for blood donors during the holiday season. Extra Red Cross bloodmobiles have been scheduled in Prince Georges County to meet the expected increase in blood use. For Greenbelt residents interested in donating blood, the bloodmobile will be at the Prince Georges County Red Cross Chapter at 6206 Belcrest Road, Hyattsville, on Thursday, December 31, from 9:30 a.m. to 3:30 p.m. For more information, call 559-8500.

**Photography Workshop**

A photography workshop will be sponsored by the Cultural Arts Center during January. This course is designed for the beginner with little or no knowledge of photography. The student will learn to understand the photographic process in relation to black-and-white and color films, exposure, and composition, and learn how to manipulate these tools to achieve creative effects. The course will also help the photographer who seeks to improve his or her skills in everyday aspects of personal photography. "Hands on" experience is stressed, and there will be a weekly critique of all students' work.

A 35mm camera, preferably single-lens reflex, is required for this course.

The workshop will meet at the Utopia Theatre, 129 Centerway, each Wednesday night in January. There is a fee.

For further information, please call Bill at 474-9229, or call the theater at 474-7763 (evenings).

**Mothers United Meeting**

by Linda Kizale

The first meeting of a new group called "Mothers United" was held at the Greenbelt Public Library on December 16. This recently established organization, formed as an informative and supportive group for mothers of children ages newborn to 10 years, welcomes new members.

During this first meeting, Lee Mahallati, a pediatric nurse-practitioner who specializes in child psychology and assists her husband, S. Mahallati, M.D., a local pediatrician, spoke to the group about such concerns as persuading a child to go to bed, planning play activity for an infant, dealing with tantrums in public, and handling the picky eater. She advised a calm, gentle but firm approach. Most of the questions came from mothers of "Terrible Twos."

In the future, Mothers United will meet the first Wednesday of every month in the basement meeting room of St. Hugh's Rectory. The next meeting will be held on Wednesday, January 6, at 7:30 p.m. Speakers and discussion groups are planned for upcoming sessions. Although the group is intended primarily for mothers, all interested persons are invited to attend.

For further information, contact Robin Dwyer at 474-5807.

**Come On, Greenbelt!**

To the Editor:

As a Greenbelter and one of the newer members of the Greenbelt Players, I would like to speak out on the deplorable attendance at the recent Christmas offering, which included Christmas music and a one-act play.

The first two nights were disappointing — maybe 20 people showed up. Saturday, December 19, was a little better—30 people attended. Although their attendance and dedication to brave bitterly cold weather is very much appreciated, it seems that the rest of Greenbelt will just have to kick itself and say "Gee, we missed out."

The Greenbelt Players, vocalists, and other members of the cast and crew did not receive a cent, of course. The most gratifying thing for them, myself included, is an appreciative audience. But it is hardly encouraging when three-fourths of the theatre seats are empty.

These people put a lot of time, practice and dedication in their craft and what do they get? Very little, except the knowledge that they gave their best efforts.

Come on, Greenbelt! Get out and help support the Utopia.

A Greenbelter

**HOLIDAY OFFICE HOURS**

THE ADMINISTRATIVE OFFICES IN THE MUNICIPAL BUILDING, YOUTH CENTER, AND PUBLIC WORKS BUILDING, WILL BE OPEN FROM 8 A.M. UNTIL 12 NOON ON THURSDAY, DECEMBER 24 (CHRISTMAS EVE) AND ON THURSDAY, DECEMBER 31, (NEW YEAR'S EVE). THE OFFICES WILL BE CLOSED ON FRIDAY, DECEMBER 25 AND JANUARY 1. FOR SPECIAL RECREATION DEPARTMENT HOURS AND REFUSE SERVICES, SEE SEPARATE NOTICES.

Gudrun H. Mills, CMC, City Clerk

**LOCATIONS FOR CHRISTMAS TREE DISPOSAL**

Christmas trees may be dropped off at the following locations for pickup by the City beginning January 4, 1982.

- Playground opposite 73 Court Ridge Road
- Corner of Research and Hillside Roads
- Playground at Plateau Place and Ridge Road
- Corner of Eastway and Crescent Roads
- Entrance to 21 Court Ridge Road (Across from Green Ridge House)
- Area adjacent to Candy Cane City
- Playground at junction of Crescent and Ridge Roads
- Playground at Ivy Lane and Lastner Lane
- Charlestowne Village & Charlestowne North - Adjacent to Lake Park service road
- University Square - Front of Swimming Pool
- Lakeside North - Near Swimming Pool
- Springhill Lake Community Building
- Greenbriar
- Between Buildings: 7708 and 7710; 7728 and 7730 7826 and 7828 Hanover Parkway
- Between Buildings: 8003 and 8009 Mandan Road
- Glen Oaks
- Between Buildings: 7903 and 7905; 7509 and 7511 Mandan Road
- Windsor Green
- Adjacent to playground on Canning Terrace
- Court Entrances: 7248 - 7294 Mandan Road 7200 - 7246 Mandan Road
- Entrance to Burkart Court
- Entrance to Bird Lane

**Greenbelt Homes, Inc.**

Extends Greetings And Best Wishes For The  Holiday Season

A Review

# Utopia Program; A Mixed Bag

by Katherine Keene

The Utopia Theater presented what may best be described as a mixed bag of entertainment at its special holiday program on December 11, 18, and 19. One of the two singers, Mary Carrigan, not only has a beautiful voice but has obviously had careful professional training, and her singing, with its precise pitch, careful articulation, control of dynamics, and wide register was a delight to hear.

She sang beautifully, not only in the popular numbers that opened the program but also in the more familiar Christmas music that ended the evening. In some ways

singing such familiar music is most difficult for a performer since the audience will instantly recognize any imperfection. Carrigan's performance was the high water mark of the evening.

The one-act play was not so successful. It was, to begin with, not a great contribution to dramatic literature. Two of the actors, Corinne Comulada as the rather biting landlady and Eileen Rhuehy as the elderly invalid, did give excellent performances. Neither emoted unnecessarily; both projected their voices properly so that they were easily audible; neither spoke too rapidly nor too slowly; and both had gestures appropriate to their roles.

Unfortunately the other three performers cannot be equally complimented. The ingenue, while having like all ingenues a rather uninteresting part, delivered her lines a bit woodenly and failed to project her voice far across the footlights. The other two actors, playing the two nieces of the invalid lady, both over-acted, hamming up their parts unmercifully. They also were somewhat hard to understand, since many of their syllables were lost in the sea of emotion.

The rest of the evening was devoted to a reading by Angela Schreiber of the Christmas story, "The Littlest Angel." One either likes this syrupy tale or one does not. This critic regards the story as dreadful. Unfortunately it was read in an overly emotional manner. Simplicity and appropriateness were lacking.

The Utopia Theater deserves better.

## Center School Honor Roll

Center School fourth, fifth and sixth grade students who have received a "B" average or better for the first grading period and have made the Honor Roll are:

**Mrs. Jackson's Class:** Tarsha Green, Andre Butler, Tishanna Warrington, Titoriya Stinnie. Jennifer Lagomarsino, Kimberly Miller, Patricia Hall, Steffen Santos, Dawn McGrain, Tony Sluder, Sean Corridon, Anthony Molden, Adrian Tapley and Barbara Holland.

**Mrs. Taylor/Miss Scott's Class:** Kenneth Brown, David Krieger, James Mills, Carl Wickline, Robert Williams Cindy Biederman, MeeJung Cain, Camilla Don Bullian, Bernadette Dorsey, Allison Hurley, Jennifer Inglesby, Lyonette Lingenfelter Arvette Lowe, Melody Mardis, Julie Meadows, Sharon Millman, Marie Mosley, Alexandra Osinski, Emily Sonneveldt.

Also Ms. Marino's Class: Gregory Reisher and Lawrence Trimble.

**Mrs. Hoffman's Class:** Michael Osinski, Carolyn Drake, Trenny Sacrey, Barbara Sutherland, Zoe Yurkovich Tiffany Gross, Jennifer Burgess.

**Mrs. Kessler's Class:** Kimberly Farrall and Dong In Shin.

**Mrs. Lubetzky's Class:** Erin Harpe, Aaron Penn, Joel Cahalan, Baul Clinedinst, Andrew Knoll, Scott Rencher, Tammy McLean.

**Mrs. Sutton's Class:** Tara Beall, Walter Braun, Sasha Cockburn, Tina Horsman, Sonja Johnson, James Jordan Lori Martin, Carrie Pryce, Stephen Ready Elaine Robbins, Cathy Smith, Margaret Welk.

**Mrs. Gruver's Class:** Johnaa Spruill, Tamara Chapman, Josh Gurvitch, Lea Choper, Cheryl Cravens, Dennis Reisher, Allison Schachter, Steffan Sonneveldt, Eve Spector, Jennifer Garber.

**Mr. Parham's Class:** Donald Meadows, Eric Mongelli, Donna Reeves, Ann Thomas and Sharon Hunt.

# State DOT Gives Tips On Holiday Drinking

The potential hazard of encountering a drunk driver is a risk taken by everyone who drives during the holiday season. The Maryland Department of Transportation and the AAA-Automobile Club of Maryland have issued a list of "tips" to guide the host, partygoer and driver during this season. They include:

During the party—serve food with alcohol; measure alcohol for mixed drinks; use non-carbonated bases for alcoholic punches; have non-alcoholic drinks available; do not force drinks on guests; and remember that only time sobers up an inebriated guest, not coffee.

After the party—do not let guests who have had too much to drink, drive home (get them a taxi, drive them home, or invite them to stay the night); and do not get into a car with a driver who has had too much to drink if necessary, take away his keys).

On the road—realize that another driver may be drunk, and drive defensively, watching for signs of erratic driving; keep away from any car where the driver appears to be drunk; as soon as possible, stop at a phone and call state or local police to report a drunk driver.

The Maryland Department of Transportation and the AAA remind us that following these suggestions may save the life of the drunk driver or the life of an innocent victim.

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## Registration:

In person registration will be held  
at Eleanor Roosevelt on

● January 12, 6:30 - 8:30 PM

● Register at the Largo Campus now through start of classes.

For further information:

Extension Centers & Special Programs	322-0783
Special Academic Areas	322-0785
Community Services Non-Credit Courses	322-0875
24 Hour Information	322-0781



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**OVERPASS**

(continued from page 1)

dent Cliff Brown called the change "an abrogation" of the city's promises. Giese argued that a "straight" path has advantages over one that zig-zags. For safety, Giese said, it would be "best to have a straight-shot view of the bridge from the parking lot." At the same time this configuration would provide the best "screening of the view of the bridge from the apartment units."

The path will be constructed of black top on both sides of the overpass and will be fenced to prevent access from the highway. Trees now planted in the right-of-way through the parking lot will be transplanted elsewhere within Greenbriar by the city, said Giese. If he can use the Park Service's "scooper." This job would have to be done before spring growth begins, he said.

Giese also said that Greenbriar will need to advise FEWA or its contractor of the location and depth of underground utilities such as telephone, electric, community TV antenna, heating and water lines. Giese is presently drawing up an agreement giving Greenbriar permission to use city land to get at those underground utilities when needed.

The city, Giese adds, has not yet begun planning for the sidewalk through the parking lot and expects to coordinate its efforts with affected Greenbriar residents.

One problem still to be resolved is the exact location of the path on the Gardenway side, which crosses a long-established garden area.

**Time Table**

Roy M. Crawford, Planning and Coordination Engineer for FEWA told the News Review recently that the final engineering plans were sent out also to the Park Service and the federal highway offices. Comments are expected back by the late December, after which some revisions may be necessary. He expects FEWA to go to bid by mid-January and construction to begin in April. The entire overpass should be completed by next Fall. Limiting the impact of construction on Parkway traffic is a major objective of planning, Crawford said.

Eleanor Roosevelt high school principal Robert Ogden expects the school system to construct a stepped-up sidewalk or ramp to connect the cross-walk at the Hanover Parkway end of the overpass walkway with the student parking lot at the north end of the building. The safety of students now dodging cars to cross the Baltimore-Washington Parkway was the impetus for the overpass, though it is viewed by most citizens as a two-way street of advantage to people living on both sides of the Parkway.

**Attention GHI Members**



A change has been made in the penalty for late monthly charges. Beginning with the January 1982 payment, those members who previously were subject to a \$5.00 late fee will now be assessed 5% of the monthly charges for making late payments (after the 10th of the month) to GHI. Monthly charges are due on the first of the month, although GHI does extend a 10 day grace period.

**Recreation Review**

**Holiday Hours**

Hours will be extended, to the public, at both the Youth Center and Springhill Lake Recreation Center during the holiday season. Facilities will be open as follows: Friday, Dec. 25 - 12 noon - 11 p.m. Saturday, Dec. 26 - 9 a.m. - 11 p.m. Sunday, Dec. 27 - 1 p.m. - 10 p.m. Monday, Dec. 28 - 12 noon - 10 p.m. Tuesday, Dec. 29 - 12 noon - 10 p.m. Wednesday, Dec. 30 - 12 noon - 10 p.m. Thursday, Dec. 31 - 12 noon - 6 p.m. Friday, Jan. 1 - 12 noon - 11 p.m. Saturday, Jan. 2 - 9 a.m. - 11 p.m. Sunday, Jan. 3 - 1 p.m. - 10 p.m.

**HAPPY HOLIDAYS!!**

**Open Area Gyms**

As the chill of winter approaches and the beginning of another indoor season of gymnasium activities, demand for court time by users is at a premium. The following schools in Greenbelt offer open gym hours as follows: Greenbelt Middle School, Sundays 1 p.m. - 5 p.m. and the Eleanor Roosevelt Senior High School, Sunday, 6 p.m. - 10 p.m.

**Entertainment '82**

The Greenbelt Recreation Department is now selling Entertainment '72 coupon books for the benefit of the Maryland Recreation and Parks Association. These coupons invite you and your guest to dine out, attend theatres, sports, concerts, shows now and through most of 1982. If you do not know what to buy someone for Christmas, why not try this unique present. For further information, contact the Recreation Department, 474-6878.

**Men's Basketball**

Area teams will begin competition in Greenbelt's 1982 Men's Basketball League on Sunday, January 3. All games will be played at the Greenbelt Youth Center on Sunday evenings. Spectators are welcome to come out and cheer for their favorite team. No admission will be charged.



**GHI NOTES**

Rehabilitation promises to be the center of GHI attention in the New Year, just as it has been in the present year. At its last meeting the Board of Directors discussed the revised rehab schedule and decided to hold a work session about rehab specifications. Specifications will go to print the first week of January. For more information on Rehab, see the report in this paper.

Members who have problems with rehab work should not remove the rehab item or attempt to fix it themselves. Tampering with rehab work will nullify the warranty which covers that item. Anyone who has problems with rehab work should immediately call the Rehab Office at 474-2300 for service.

The approximate rehab schedule until the end of the year is plumbing work at 13 Hillside A-D December 22, E-H December 23, J-M December 28, N-R December 29, S-V December 30 and W-Z1 December 31; telephone work at 6 Plateau A-M December 18-21, N-T December 22-23, U-X December 22 and Y-Z5 December 23-24 and, weather permitting, vinyl siding work at 10 and 11 Southway December 22-23 and 9 Southway December 24-28.

**Police Blotter**

compiled by Mavis Fletcher

The strong-arm robbery of a citizen took place in the parking lot of Beltway Plaza about 10 p.m. on December 18. The female victim was approached by three males, who forcibly took her purse.

Pfc. David R. Kress was assaulted by a man in Spring Hill Lake on December 20. The man was taken to Prince Georges Hospital for psychiatric evaluation after the incident.

The High's store in Center Mall was broken into between 1:30 and 2:15 a.m. on December 20. The perpetrators broke a window to enter the store and then removed cigarettes and candy.

A valuable dedication plaque was reported stolen from Grenoble Hall at St. Hugh's on December 18. The exact date of the theft is not known.

Thefts from autos continue to be the most frequent crime committed in Greenbelt. Thefts have taken place on Greenway, Lakecrest Drive, Crescent Rd., to the rear of Capital Cadillac and on Mandan Rd. in the last week. Residents are cautioned to lock their vehicles and keep valuables out of sight.

Three cars were also reported stolen this week from Mandan Rd., Cherrywood Lane and Breezewood Drive.

Officer Mark A. DiPietro reported a shoplifting arrest at the Drug Fair in Beltway Plaza.

Pfc. Charles V. Watkins has resigned effective December 26. He is returning to the service as a Warrant Officer with Special Investigations at the Department of Defense. His resignation was accepted with regret by the Greenbelt Police Department. Pfc. Watkins was well known in the community because of his work with citizens in connection with the Police Department's crime prevention and youth programs.

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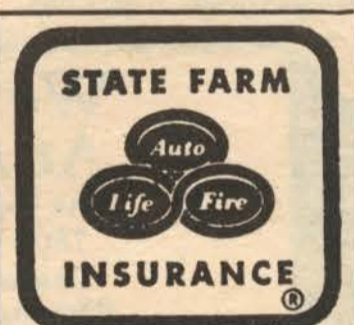
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### State Reapportionment Proposal Changes Little For Greenbelt Citizens

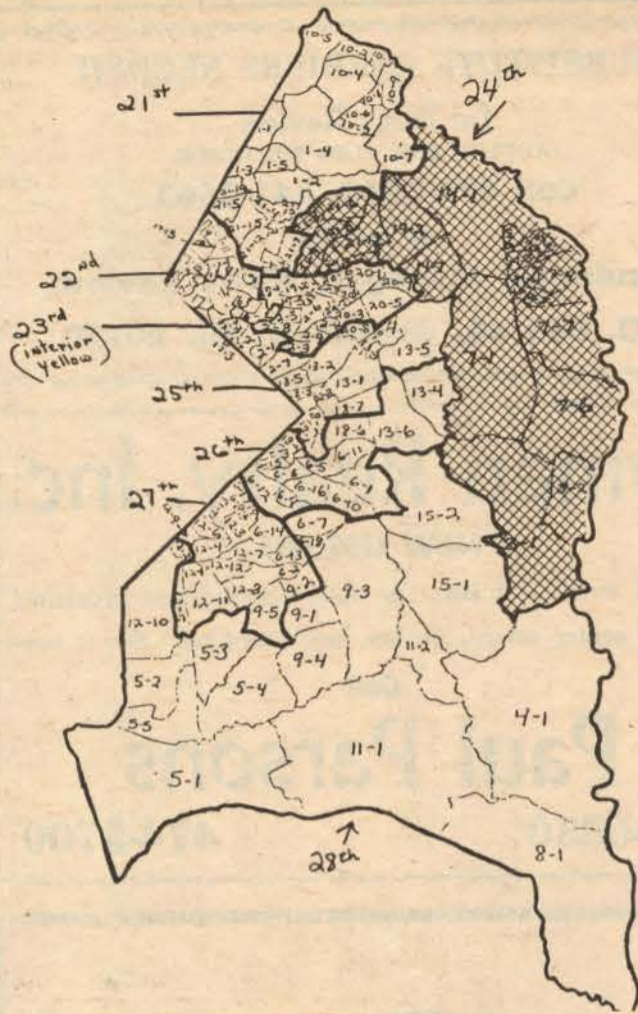
by Charles F. Schwan Jr.

Greenbelt and Bowie seem to be inseparable these days when it comes to legislative districting. Not only have they been paired in the recent county redistricting, but the Governor's Advisory Committee on Reapportionment and Redistricting—a procedure mandated following the 1980 decennial census—recommends that Greenbelt and Bowie continue together in the state legislative district. According to the proposal of the Advisory Committee, the present District 24 would become a new District 23 by dropping both Upper Marlboro precincts and adding precincts 20-5 (Whitfield Chapel/Lanham Heights) and 20-9 (Seabrook), resulting in a district more compact than the current boundaries allow. (See map.)

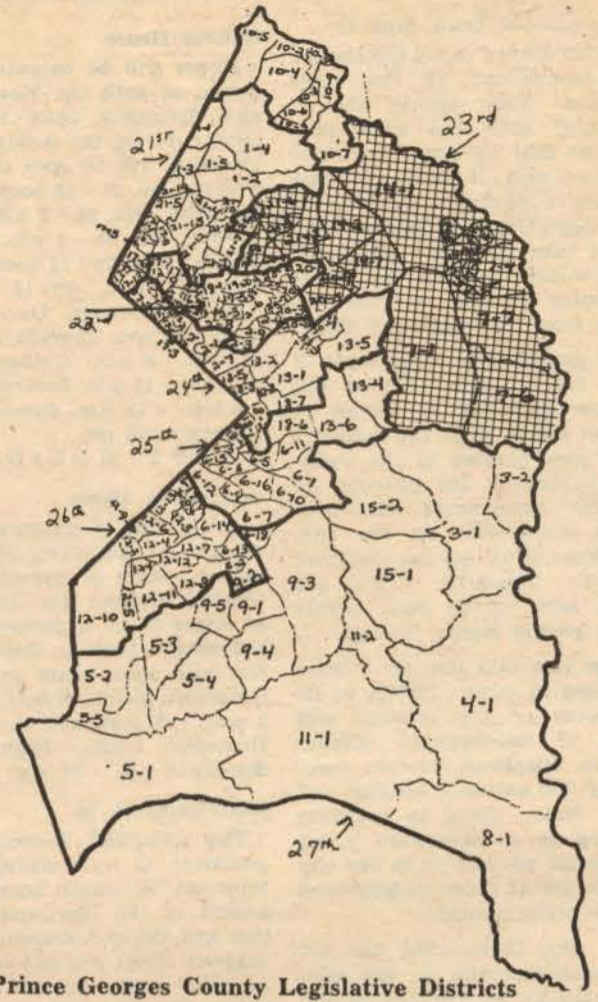
By January 13, 1982, Governor Harry Hughes must present his plan for reapportionment to the Senate and Speaker of the House of Delegates for introduction as a joint resolution. Prior to that time citizens may still present written statements concerning the proposed plan. The deadline for receipt of such statements is 5 p.m. Monday, December 28.

Public hearings on reapportionment have already been held, however — on December 21 and December 23. Those planning to make written statements should direct them to the attention of John F. X. O'Brien, Governor's Office, State House, Annapolis, MD 21404. (301-269-2606). The Advisory Committee's recommendations are available for perusal in the Maryland Register, Part II, December 11, 1981. They may be studied at public libraries.

Although few citizens will be able to make their views known to the Governor on the Advisory Committee's recommendations, the appropriate legislative committees dealing with the joint resolution are expected to make time



Prince Georges County Legislative Districts Present Boundaries



Prince Georges County Legislative Districts Proposed Plan by Governor

#### Missing Something?

Has anyone lost a pig? A fresh pie? A cooked turkey? A bag of booze? Arts and crafts supplies? Work boots? Some residents have actually lost these articles by either placing them too close to their refuse can or in a can that looks like a refuse can. Many Greenbelt residents expect City refuse collectors to take bags and boxes of trash and other articles which are placed on top of, beside, or in front of their garbage cans. Further, they complain when the City collectors don't take these items. Other residents have placed articles of value in the same location that they did not want collected but were. The refuse collector can't always tell what is trash and what is not particularly when a valuable article is placed in a grocery bag or a plastic trash

bag in the garbage closet. Another problem with some GHI homes is that the trash cans are not kept in the garbage closets. A new collector, unfamiliar with the route, may not realize where the trash cans are kept and if he looks into a trash closet and finds a can that looks like a trash in it, he is apt to take it away. Therefore, all residents are urged to make a special effort to identify their trash and keep it separate from other articles of value. City refuse collectors make a special effort to take whatever the residents put out as trash and don't want to take items of value, but sometimes they can't tell the difference. Please help them avoid making mistakes.

#### CITY NOTES

In Maryland one Senator and three Members of the House of Delegates are elected from each legislative district. Population distribution in 1970 entitled Prince Georges County to eight districts. Although Prince Georges County increased in population between 1970 and 1980, it lost relative to the state as a whole. As a result, the county legislative district entitlement declines from eight to seven plus. To accommodate this population shift, the Advisory Committee has recommended that one district—Laurel —be shared with Howard County.

After the recent snowstorm, the general crew removed snow and spread salt over city streets. The parks crew removed snow from city sidewalks and cleaned the underpass on Edmonston Road at the Greenbelt Middle School. Other duties performed by the crews this last week included cleaning storm sewer grates, removing unneeded electrical equipment for flashing lights at the North End School, cleaning and raking parks and playgrounds and assisting the refuse crew.

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**Our Neighbors**

Navy Seaman Recruit James M. Harmon, son of Vonda Engels of Lakecrest Drive, has completed recruit training at the Naval Training Center, Great Lakes, Ill. He joined the Navy in September 1981 after graduating from Eleanor Roosevelt High School.

Our heartiest congratulations to Mr. and Mrs. William L. Botts of 4 Gardenway, who are celebrating their 66th wedding anniversary on Christmas Day. They have resided in Greenbelt for over 23 years. Because Mrs. Botts has been ill, they are planning a quiet celebration with their niece, Mrs. E. Marshall, also of Greenbelt. They would appreciate receiving cards from their friends.

The Greenbelt Golden Age Club celebrated the holidays with their Annual Christmas Party on December 23. Over 85 members enjoyed a delicious pot luck lunch and were entertained by a couple from Arthur Murray Studios afterwards. Officers for 1982 were sworn in by Assistant Director Harry J. James; Mrs. Florence Holly will again serve as president.

We are glad to hear that Lucille Loraditch is home and doing well. She appreciates all the good wishes of her friends and neighbors.

A speedy recovery to Raymond Gibson of 129 Westway. He is the son of Mr. and Mrs. Richard Astrayka. Raymond broke his ankle on October 29 of this year while installing siding in Greenbelt. He has had two operations on his ankle, the last one on December 11. He is now recovering at home.

**ERHS Christmas Concert**

by Jean Turkiewicz  
The Eleanor Roosevelt Music Department held an extravaganza concert on Dec. 18. All three bands performed, including for the first time the Basic Band. Led by their new conductor Sally Wagner, the beginning band gave a very creditable performance along with excellent performances by the Concert and Symphonic Bands.

For the Concert Choir's adaptation of Psalm 100 by Schutz, three choirs were used in antiphonal effect. Accompanying the choirs in grand style was a brass quartet with Greenbelter Mark Neupert on trumpet. Greenbelt students Sally Gough and Helene Davis accompanied by flutist Edie Belitza were the soloists for the Chamber Choir's performance of Magnificat by Berger. Sally demonstrated an extremely well developed sense of pitch and tonal control in her solos, particularly those done a capella.

In the Symphony Orchestra's portion of the program another Greenbelt student, Eric Hirschmann played a sparkling celesta solo on the piano. Other groups involved in the program were the guitar ensemble, sign language students, and the Gospel Choir. The program concluded with a rousing rendition of the Hallelujah Chorus accompanied by the

orchestra and an invitation to all alumni choral students to join in. An overflow audience listened attentively and applauded enthusiastically each well rehearsed group. Based on these performances we can look forward to many more excellent concerts this school year. There is a growing sense of excitement and pride in the Roosevelt Symphony Orchestra and their trip to Vienna, Austria next summer.

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**Developmental Clinic At Maryland Univ.**

Prince Georges Community College and the University of Maryland will present a winter/spring session of the Children's Developmental Clinic starting February 6 and continuing for 10 consecutive Saturdays through April 17. All sessions will be held in the Physical Education Complex at the University of Maryland, College Park campus.

The Clinic provides a special service to families in the Washington-metropolitan area who have children experiencing various developmental difficulties including learning problems, delayed language or reading skills, orthopedic handicaps and problems in coordination and physical fitness, self-confidence and adjustment, mental retardation, and emotions.

Children and parents who enroll in the Clinic will attend the program for one hour on the designated Saturdays.

Registration takes place at the College's Largo campus on two Saturdays, January 23 and 30 from 8:30 a.m. to 12:30 p.m. Telephone registration is available through January 20.

For more information about the Clinic, call Nancy Hahn at 249-1813.

**Greenbelt Holiday Runs Saturday at Braden Field**

Greenbelt's longest distance run of the year will be held this Saturday, December 26, along with two other runs. The start and finish will be at Braden Field.

The traditional 20 mile run around the Christmas holidays will be held here in Greenbelt for a bout the 18th year. An unusual feature of this race is that the 10 and 20 mile runs will be held on the same course with some 20 milers being allowed to decide mid-race if they want to continue for another 10 miles or just get credit for 10 miles.

Registration begins at 8:30 a.m. at the Youth Center, a 1 and 3/4 mile run starts at 9:15, goes around the lake and returns to Braden Field. Then the 10 and 20 mile races start at 10 a.m. There is a fee for all races. All Greenbelters who finish any race will receive an award. There will be liberal age-group awards for men and women. Information from Larry Noel, 474-9362.

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# REPORT

# REHAB PROGRESS



GHI is publishing this Report in lieu of a regular Rehab Bulletin. More information about Rehabilitation will be forthcoming when contracts are signed and specifics about schedules, sizes and types of rehab materials are known. As Phase II nears, GHI members have many questions which they would like answered. This report should answer those questions.

In preparation for Phase II of Rehabilitation, teams of GHDC inspectors will be conducting pre-inspections of homes beginning in early January. The inspectors will examine plumbing and determine the most feasible locations for hot water heaters.

In February, negotiations on Phase II contracts will begin. The heat conversion thrust of Phase II should begin late February/early March 1982. Most Phase I work has been completed. Plumbing work should be finished in February. Structural repairs, as needed, and vinyl siding work is continuing and should be finished next fall.

**Q. What will be done to my home?**

**A.** All homes will receive heat and hot water conversion, replacement windows, electrical heavy-up and insulation of pipes in the crawl spaces. Bricks will also receive structural repairs and attic insulation. Blocks will also get a new roof, gutter and downspouts where needed, and painting of exterior walls. Frames will also receive vinyl siding, gutters and downspouts, structural repairs, plumbing work and telephone rewiring. Frames with slate roofs and the five free-standing prefab homes will also get gutter and downspout work, attic insulation, structural repairs and roof work where necessary. Members who did not receive Rehab Bulletin #4 which gives more details on this work may pick up a copy from the GHI receptionist.

**Q. How can heat and hot water conversion or replacement window work be done in the winter?**

**A.** The main thrust of Phase II is heat and hot water conversion. Conversion is scheduled to start in late February/early March and finish by next December. It is imperative that GHI change from its inefficient and expensive oil heating system as soon as possible. During heat conversion, units should only be without heat for a maximum of four hours and only during the daytime. Window replacement will take about one working day per unit. To assist during this period, the Member and Community Relations Committee is seeking volunteers who will open their homes or offices to members who find the lack of heat or presence of workmen uncomfortable.

**Q. Why are options for heating systems and windows no longer available?**

**A.** Plans and specifications for rehab are developed by our architects based on existing conditions. Changes in specifications can cause delays and increase costs.

**Q. What are the dimensions of the electric baseboard heaters and why does the Board no longer recommend radiant heat panels?**

**A.** There have been problems with installation and controls of radiant heat panels. These panels work best when there is a specific user area to be heated, for example, directly over a couch or a chair. Exact dimensions of electric baseboard heaters cannot be determined until after rehab contracts are signed. Generally they are 6-8 inches high, protrude from the wall about three inches and vary in length from 2-5 feet depending on room size. Note: Electric baseboard

heaters will be longer than the existing metal radiators.

**Q. What is the size of the hot water heater which will be used?**

**A.** Two and three bedroom homes will receive 52 gallon hot water tanks and one bedroom homes will receive 40 gallon tanks. Options for hot water tanks are regular, lowboy or countertop. Again, exact dimensions cannot be determined until after rehab contracts are signed. Sizes vary from manufacturer to manufacturer and if we specify an exact heater type the prices would be higher than if we entertained a competitive bid.

**Q. How will the hot water heaters be installed?**

**A.** Hot water heaters will be tied into pipes in the crawl spaces and insulated. Walls and doorways should not need to be removed for this work.

**Q. Will there be much heat loss from the hot water heaters?**

**A.** Hot water heaters come with insulation as part of the heating unit. Hot water heaters installed in boiler rooms will have an extra insulated jacket installed. The small amount of heat which escapes will help heat the room.

**Q. What kinds of windows will homes receive?**

**A.** Double glazed windows will be installed in homes. Slider windows will be used in all windows except those with a narrow opening where a double-hung window will be used. More details about manufacturer and materials will be known after contracts are signed.

**Q. How should I prepare for vinyl siding work?**

**A.** Remove any obstacles inside or out that might interfere with or be damaged by rehab work. Such items include awnings, lights, plugs, shutters, fences, privacy screens, etc. and any items on the interior walls such as pictures and shelved items which might be jarred loose or knocked down by vibrations. NOTE: Privacy screens and fences cannot be reattached to the building. They must be independently supported.

**Q. What things cause delays in vinyl siding work?**

**A.** Lack of preparation by members and illegal additions and structures cause delays. Illegal additions pose unexpected problems since they do not appear on Rehab plans (blueprints). When these additions or structures are located they must be brought up to standard or removed and this causes delays and increased costs. Members have 24 hours to correct and remove the impediments before Rehab does so at the member's expense. Also, weather is an uncontrollable

factor which causes delays because vinyl siding should not be installed in rain, snow or temperatures below 20 degrees.

**Q. While we're waiting for siding, what should we do about tarpaper strips?**

**A.** GHDC inspectors regularly check the tarpaper. Members can also watch that the strips do not come loose or blow off. If they do, call GHDC (474-2300) and Rehab will repair the tarpaper.

**Q. Why have some units been skipped for vinyl siding?**

**A.** Siding work began in the North End and Southway is now being done to provide an attractive entrance for GHI. Work will then proceed from the South End northward without further skips. Some units had been skipped until electrical or structural work could be completed, but this problem no longer exists.

**Q. What kinds of vinyl siding problems should members be aware of?**

**A.** Members should watch for excessive rippling or buckling of siding, sloppy J-trim, backward seams, non-parallel siding panels and unsecured panels. If members notice any of these problems, they should notify GHDC immediately. GHI has met with County and HUD inspectors and the siding subcontractor about these problems. Payment will not be made for siding work that has not passed inspection.

**Q. What will GHI do with the frame home overhangs?**

**A.** As the inspector makes his pre-stripping inspection, he will inspect the original porch decks and roofs. If they need replacement, maintenance will do so before new siding is installed. The original metal brackets will again be used to hold the porch roof. If members wish, they may replace these with 4 x 4 treated posts before the metal brackets are reinstalled. The roof should maintain its 1/8" to the foot slope. This work will require prior written approval from the

Staff Architect's Office.

**Q. What will happen to the electric closets after the electric service is removed?**

**A.** The closets will be returned to the member for the member's use. Rehab will remove the electric meters, but will not do any repairs on the closet. Members may choose to use the closets for storage, trash or extra living space. If a member wants to side over the closet door, the member would need to remove the door and frame the space. As there may not be time to accomplish this work between removal of the electric service and the installation of siding, members may wish to individually purchase enough siding to cover the door later. Remember that structural changes must be approved by the Staff Architect's Office prior to work being done.

**Q. Will the extra kitchen receptacle be put somewhere else if it is not needed in the kitchen?**

**A.** Because of the increase in kitchen appliances since the homes were built, an additional 20 amp receptacle will be installed in the kitchen. If it is not needed in the kitchen, it will not be installed in another room.

**Q. How does one opt out of the insulation program?**

**A.** Request and fill out a waiver from the Staff Architect's Office. As stated in the membership motion which makes this program optional, the attic must be insulated by the time of resale. Installing attic insulation under rehab is to the member's advantage because it increases the R-value to R-20.

**Q. Why and how should we use vapor barrier paint?**

**A.** Vapor barrier paint should be used by brick and frame member to prevent moisture condensation within and damage to the insulation. Apply the paint on the inside surface of exterior walls. Paint, wallpaper or paneling can be put over the paint. Vapor barrier paint is not needed be-

hind ceramic tile, vinyl wallpaper or masonite paneling. Other exterior wall areas should be done as soon as possible (at least within a year) after receiving vinyl siding. A white primer vapor barrier paint is available free of charge to members from the GHI Warehouse.

**Q. What happens after rehab is completed?**

**A.** After rehab is completed, the old heating system will be decommissioned. It will be necessary to close or dig up the heat pipes because these could cause drainage problems or become homes for pests. According to County Code, the oil tanks will need to be decommissioned. The county recommends filling them with sand. It will be worthwhile to salvage and sell some items. GHI is also exploring uses for the boiler plants. For the future, the Long Range Planning Committee will be studying further methods of energy conservation.

**Q. How will the costs of Rehab be shared?**

**A.** The Rehab Program is being financed with a \$6.4 million loan at 3% interest and a -13.7 million loan at 13.25% for the first five years (interest rates will be renegotiated every five years but cannot increase more than 2.5% in each five year period). By membership directive, the interest rates will be averaged so that all members share in the benefits. Rehab costs will be shared based on the monthly charges formula. Thus frames will be charged for work to those units and bricks, blocks, frames with slate roofs and the five prefab homes will be charged for work to those units. Members who did individual rehab work with GHI approval will receive credit for this work.

**Q. What do I do if I have a problem or suggestion?**

**A.** Call the Rehab Office (474-2300). The process for resolving complaints and having service performed is illustrated in the following chart.

