



# February 2017

# The Villager

Greenhouse Village Cooperative • 1021 Larpenteur Avenue West • Roseville, MN 55113  
 Tel: 651-488-9997 • www.greenhousevillage.com

## Board of Directors

### Officers

#### **Tom Kuhfeld**

President  
 W322  
 771-2653

#### **Ginny Gustafson**

Vice President  
 E237  
 488-0737

#### **Merry Christensen**

Secretary  
 W111  
 207-6416

#### **Jim Beutelspacher**

Treasurer  
 W118  
 636-3395

### Members at Large

#### **Larry Engholm**

W220  
 285-7964

#### **Gale Jallen**

W314  
 489-0163

#### **Don Liebenstein**

W203  
 484-6881

### Housing Manager

#### **Jeff Welle**

488-9997

## Notes from the GVC Library

February is Black History Month in America, officially recognized in 1976 by the U.S. Government for remembrance of important people and events in African-American history.

The GVC Library is celebrating this event by highlighting books in our library that are currently available for members on this subject. There is a special section in the "spinner book case" dedicated to this month. We also have several hardbound books displayed on the cabinet by the desk.

Some of the books available are *The Color Purple*; *The Days of Rondo*; *Cutting for Stone*; *Same Kind of Different as Me*; *Natchez Burning*; *Precious*; *King Peggy*; *Long Walk to Freedom* (Nelson Mandela); *The Immortal Life of Henrietta Lacks*; *I Dreamed of Africa*; *The Audacity of Hope* (Barack Obama).

Books are donated and are free for taking, reading and passing on to others. However, please return books when finished to the baskets available by the door.

Please stop by the GVC Library to see what else we can offer you for your interests.

*Kathy Engholm, Library Chair*

## Committee Chairs

### **Building**

Barbara Conklin  
 W222  
 777-6234

### **Finance**

Judy Ekern  
 E231  
 488-0543

### **Grounds**

Connie  
 Van Valkenburg  
 E239  
 645-5463

### **Marketing**

Val Negaard  
 E129  
 484-9436

### **Policy**

Vacant

### **Social**

Margaret Kuhfeld  
 W322  
 771-2653

### **Village Interiors**

Dorothy Tostengard  
 E128  
 633-2622

## Maintenance Agreement For Units

At the January 5 Coffee with Jeff, the maintenance agreement for units was discussed in detail by Jeff. Currently, this agreement is not written clearly in the GVC documents. The Policy Committee will refine it.

The following items were mentioned:

- If an item came with a unit or is mechanical, it will be fixed or replaced.
- If it is cosmetic or member brought the item in, GVC doesn't cover it.

Covered items are:

- Maintaining and replacing of appliances.
- Replacement of carpet (10 years) and flooring (20 years) per Replacement Schedule. It can be replaced earlier with the member paying a percentage.
- Replace and repair door locks (includes hinges on doors) and replacement of some light bulbs.
- Replacement of window and patio blinds if they are the original.
- Replace furnace filters 3-4 times a year.
- Clogging of pipes (do not wash or cut hair in bathroom sink)! Do not put cooking oil down the kitchen sink.

Not covered:

- Caulking
- Painting
- Hairline cracks in walls
- Stains or tears in carpet or vinyl flooring
- Burns (microwave can cause if left on too long)
- Moving furniture, hanging pictures
- Patching holes
- Upgrades – ice maker, garbage disposal
- Vent cleaning
- Pulling out refrigerator or stove for cleaning
- Call Comcast for TV problems

*Judy Ekern*

## Upcoming Social Events

- Thursday, February 9, 7 pm - Don O'Laughlin, guitarist and Dave Barry, singer
- Thursday, March 9, 2 pm Martha Olson of Sweet Martha's Cookies
- Thursday, March 16, 7 pm Lyndon Griffin, guitarist and singer

*Kay Webers, Social Committee*

## Thank You

There is a winter project going on in the northwest corner of the West garage.

Winnie Beutelspacher, Cheryl Holcomb and helpers are re-furbishing and painting the swing and some benches. Some wood and parts are being replaced, surfaces sanded and main areas are being painted two coats of "GVC green."

Favorable comments have been received on the color, which is an exterior satin medium-dark green.

Thank you, Winnie, Cheryl and others who have taken on this project.

*Art Manders*

### Senior Services

- Coborns Delivers – call or order online  
763-971-4900  
[www.cobornsdelivers.com](http://www.cobornsdelivers.com)
- Lunds & Byerly's online grocery shopping.  
Delivered to door for \$9.95
- Meals on Wheels  
Call 651-604-3524
- Metro Mobility  
Call 651-602-1111 for rides
- Roseville Seniors Transportation Program  
Rides given by volunteers  
Call 651-604-3535 for rides and suggested donation
- Senior LinkAge Line  
800-333-2433
- Serving Seniors United Hospital  
For free parking, call 651-241-8787
- Shuttle Bug Bus Service – Roseville Area  
Call 651-604-3535 for rides. \$3.00 each way
- Store to Door Groceries from Cub  
Twice a month; there is a delivery charge based on ability to pay, call 651-642-1892

### Carmen and Jim Mulder

Carmen and Jim wore many “hats” before moving to Greenhouse Village in November 2016. Since moving here, they have added more “hats” making their lives busier than ever.

Jim's professional hat was that of Director of the Association of Minnesota Counties – a job which took them all over Minnesota and to most other states as they made connections with people in similar positions. Retired from that position, Jim assumed a “hat” as an adjunct professor at the University of St. Thomas teaching classes to graduate students on public policy and related issues.

Carmen wore the “hat” of an elected official in McLeod County where she kept all records and documents duly accounted for and in order. She began that job as a part-timer in high school, but acquired the top job through diligence and lots of related college course work.

Today, both Carmen and Jim proudly wear the “hats” of tutor to students at Central Park Elementary School in Roseville through a program conceived collaboratively by efforts with the school and Roseville Lutheran Church.

Finding a “glitch” in the WiFi system at GVC, Jim said yes to adding a “hat” to seek ways to improve the system. At this point, he has written and conducted an all-member survey, and he is currently writing a comprehensive report for the GVC Board of Directors to consider as solutions are sought to bring the system into a more effective tool for members (and families) to use, and for an attractive marketing promotion for prospective members.

They easily don “hats” of getting to know you, so tip your hat and say “hi” to our new neighbors.

*Bev Liebenstein*



## Coffee with Jeff - January 5, 2017

- Jeff will look at photo chip to see which members haven't had their pictures taken for the directory. One more time will be set up. 60% have been taken so far.
- WiFi Survey – had good return from membership. The Task Force is meeting January 5 and will give results at the February Coffee with Jeff.
- Sales – Units E127, E224, E326 and W302 will be viewed by the waiting list. Then the GVC website will be updated so public can see these units.
- West Wing – there have been problems with the garage door openers. Something is wrong with the system. A technician is coming to look into the situation.
- Paper supplies are being taken from the Community Room by people who are not members of GVC. People having personal parties are taking our supplies instead of bringing their own. This needs to stop.
- Jeff spent a lot of time explaining the Maintenance Agreement for units – what is covered, what is not covered. See article on page 2 for details.
- A TED Talk was shown, “Inside the Mind of a Master Procrastinator,” presented by Tim Urban.

*Judy Ekern*

## Board Meeting Highlights - January 19, 2017

### **Housing Manager's Report:** Jeff Welle

- 17 tours, 18 phone calls, 12 Internet and 24 on waitlist
- There is a total of 4 units for sale with one close to being sold.
- At the next two Coffee with Jeff meetings there will be committee sign-up sheets available. They will also be available at the annual meeting. Chairs or a representative from each committee will be asked to say a few words about their committee to, hopefully, spark interest in participating.

### **Building Committee:** Barbara Conklin reported

- Volunteers fixed the handicapped access doors by the elevators in the garages.

### **Social Committee:** Kay Webers reported

- Tuesday, January 31 – movies of past talent shows will be shown with popcorn provided by Rich Schneider. We encourage all to participate in the talent show that will be held in March.
- Thursday, February 9 at 7 pm – Don O'Laughlin, guitarist and Dave Barry, singer will be here.

### **Village Interiors:** Mary Hilgren reported

- Randy completed painting the first floor and is now painting the guest rooms.
- Installation of the guest rooms will be February 20.

### **Marketing Committee:** Val Negaard reported

- Meeting day has been changed to the third Tuesday of the month at 1 pm in the Craft Room.
- New Member Reception - Tuesday, April 11 at 1 pm.

There was no old or new business.

**Board Meeting: Thursday, February 16, at 10:30 am**

*Merry Christensen, Secretary*