



September 2018

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

Therese Rothman

Vice President
 E326
 409-1660

Larry Engholm

Treasurer
 W220
 285-7964

Merry Christensen

Secretary
 W111
 207-6416

Members at Large

Marlyss Burch

W116
 507-382-1066

Gale Jallen

W314
 489-0163

Dorothy Tostengard

E128
 633-2622

Housing Manager

Jeff Welle

488-9997

Lightning Strikes GVC!

On Friday, August 3, around 9:00 p.m., there was a huge lightning strike that entered the west side of the building and went across to the east side. There was more damage on the west side.

- Two elevators went out – one on the west side and one on the east side.
- The air conditioning went out in some common areas and some units on the west side.
- Channel 991 was completely knocked out.
- The computer in the library needed to be reset and Jeff's computer needed a new memory card.
- The Business Center lost computer and printer capabilities.
- Some individual units on the west side lost TV, Internet and phone landlines. Some GFI's (ground fault circuit interrupters) went out that couldn't be reset in the usual manner. Our insurance doesn't cover personal property, so affected units had to call Comcast or their phone company to get repairs made.

We have had some of the following vendors in our building almost every day since the lightning strike:

- Armor – is a security monitoring system. Every mechanical system in our building is tied to an Armor's box (elevators, doors, fire alarms).
- JBerd Mechanical Contractors – fixes air conditioning and fan problems in our building.
- Comcast – TV and Internet
- Eric Thorn – IT Specialist – fixes computers, cameras, Channels 990 and 991.

There is a \$10,000 deductible on our building insurance policy. Depending on the size of the claim, Jeff, the Board and Finance Committee will decide whether to file a claim.

Thank you to Jeff and Randy for all the extra hours they put in because of this "natural disaster."

Judy Ekern

Committee Chairs

Building

Robert Kelsey
 E143
 787-0193

Finance

Judy Ekern
 E231
 488-0543

Grounds

Lydia Volz
 W122
 644-7241

Marketing

Val Negaard
 E129
 484-9436

Policy

Joanne Karvonen
 E325
 645-1363

Social

Georgi Bluse
 E324
 715-379-7588

Village Interiors

Mary Hilgren
 E232
 214-500-5457

Senior Cooperative Housing Purchasing (SCHP)

SCHP was established in 2010. Its goal was to offer the cooperatives a better means of purchasing power for its members. We currently have 27 cooperatives which have paid yearly dues as members. Dennis Johnson is Executive Vice-President governed by an eight-person board.

Our vendors are suggestions from our members who have found a need for such services. The SCHP Board researches and interviews the service of at least three vendors per service as to cost, availability and effectiveness. Once a selection is made, the cooperatives are notified. We have 13 vendors so far:

1. Premier Lighting
2. Weber Interiors: flooring and carpet
3. Warners' Stellan: appliances
4. Aufderworld: direct TV, equipment, audio/video products
5. POPP Communications: Internet/Telecomm Services
6. Enerchange: utility bill/water management
7. Midwest F&V: furnace/dryer vent cleaning
8. Ebenezer: replacement analysis
9. Surface Surgeons: carpet cleaning
10. AMPlus: software developed to manage physical assets
11. Legacy Services: 24-hour emergency services; fire/water
12. Physical Asset Management
13. BizUnite: Office Depot

I have been your representative on this Board for five years and have one more year of my term remaining. We meet four times a year at the SCHP office on Lexington in Shoreview. If you have questions, please contact me. We periodically send out surveys for new vendors.

Val Negaard

Welcome

Sandy Mathe and Joe Harding – W204

Jean Novak – E333

Appreciation Extended To Our Local Merchants

The Men of Greenhouse Village Cooperative once again served its annual "Brat Dinner" for our members on Thursday, August 9, 2018.

Thank you's are extended to local merchants and others for donations of prizes for our drawing. Your gifts were a big hit and greatly added to the fun of our gathering.

Please support the following local businesses:

Saint Paul Bagelry, Dairy Queen on Lexington Avenue, Ol' Mexico and Maverick's.

Donations from fellow Greenhouse Village members: Rich Schneider, Art Manders, Dick & Mary Jo Falvey and Gordon & Bev Robideux.

Joe Zwack

Compost Guidelines

Due to a recent increase in rodent activity, it is recommended that only vegetable peelings (no potatoes) and coffee grounds be added to the compost pile. Grains, such as bread, should not be added.

Do not put large weed items in the weed section. Please shred your items or cut them up into small pieces. Also, no vegetables, plastic pots, or any non-organic items in the weed section.

Put potted plants that you are disposing of at the east end of the garden drive. Plastic pots can also be placed there. These items will be recycled. Do NOT put plant or flower items, plastic or metal items in the kitchen waste bin. Your fellow gardeners turn the compost on a regular basis. Please do not make extra work for them.

Organics recycling is available at two sites:

MIDWAY, 1943 Pierce Butler Road, St. Paul
COMO PARK ORGANICS RECYCLING, 1149 Beulah Lane, St. Paul

Visit <https://www.ramseycounty.us/residents/recycling-waste/collection-sites/organics-recycling> for a full list or call 651-633-3279. This site will also list items accepted.

Lydia Volz and Bill Johnson

Coffee with Jeff - August 2, 2018

- Buddy system – Jeff recommends that all single members sign up through the Social Committee to have a buddy. One member recently fell and her buddy was the one who discovered her.
- Garage floors – Randy is having problems getting this into his schedule. A service may be called to do this.
- The survey Jeff handed out about garbage disposals and ice makers showed that about 25% members have disposals and 10-15% have ice makers.
- Do not put food in the compost pile. It is attracting rats and mice.
- Motion detectors on the first floor – a light bulb with a sensor on it was bought to test it out. It seems to be working and costs only \$8. These may be put on the balconies of all first-floor units. This will be discussed at the September Building Committee meeting.
- Joseph's Coat is reopening August 20.

Judy Ekern

Board Meeting Highlights - August 16, 2018

Housing Manager's Report: Jeff Welle - 18 tours, 19 phone calls, 11 Internet and 37 on wait list.

- There were 24 work orders in July.
- Jeff went into detail about the lightning strike on August 3. See article on front page of this newsletter.

Building Committee: Therese Rothman reported

- Gale reported on his findings on NICAD batteries for the emergency lights. They cost \$14 each but are good for 100-200 cycles of recharging. Tom and Gale installed two and are testing them out. If they work well, we will replace the current ones as they burn out.
- It was decided that it would be best to re-carpet the elevators if needed. Carpet cleaning of the 3rd floor hallways should be done this year.

Grounds Committee: Lydia Volz reported

- Barberry deer tick invasion is probably not a big problem for GVC as long as the bushes we have are regularly trimmed and kept from spreading.
- Linden trees are infested with cankerworm. According to the U of M, this is a nuisance but should not kill the trees.

Social Committee: Marie Bartholomew reported

- Possibilities for future entertainment: Metro Men's Singers; Amy and Mark Adams, husband and wife duo. Suggestions for entertainment are always appreciated.
- We need members to volunteer and get involved with the buddy system at GVC.

Policy Committee: Joanne Karvonen reported

- Last month we reviewed the organizational chart and the committee descriptions. These documents have been passed on to Tom Kuhfeld and the Board for their input.

Old Business

- None

New Business

- Wording of the proposal regarding policy on garbage disposals and ice makers
- Update on pond
- Update on Lexington-Larpenteur rezoning issues

Next Board Meeting: Thursday, September 20, 2018 beginning at 10:30 a.m.

Merry Christensen, Secretary