

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

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Few Openings Remain In "Woodland Hills"

"Woodland Hills" — Greenbelt's non-profit co-op home building group — still has a few choice openings left, Tony Madden, group president, announced this week. Preference will be given to veterans for the few remaining openings, in order that the group may gain advantages afforded by meeting the 65 percent veteran-membership requirement called for in the federal government's recent non-profit co-op housing bill, which provides a low 7 percent down-payment for land, improvements, brick home, appliances, and a 35-year mortgage.

Ground will be broken for improvements after January 1; home construction will start in April, with the goal of full family occupancy next September in time for fall school opening, Madden disclosed.

Veterans participating are assured that they will not use up "veterans rights." Next membership meeting will be held Tuesday, December 6 in the City council room. Additional information can be had by phoning Madden at GR 3-4111.

GVHC 9-Month Fiscal Report Studied By Board; Garage Policy Requested

By Al Skolnick

A detailed financial report comparing income and expenditures of Greenbelt Veteran Housing Corporation for the first nine months of 1955 with those of a similar period in 1954 featured the regular meeting of the GVHC board of directors last Friday. Prepared by GVHC Comptroller Roy Brashears, the report will serve as a guide for drawing up next year's budget.

The housing co-op's operations for the first three quarters of 1955 produced nearly \$35,000 less in undistributed surplus than for this time in 1954. Nevertheless, income and outgo has followed rather closely the budgeted amounts. Smaller surplus this year is due both to a decline in revenue and an increase in expenditures. Income for the nine months ending September 30, 1955, was \$7,300 less than for the same accounting period in 1954, while expenses were \$27,600 more.

Less Rent

Major factor reducing GVHC income was the \$17,000 less received this year in rent from tenants. A greater proportion of housing units were owner-occupied in 1955, thus reducing the number of rental units paying the 10-percent-higher rental. At the same time, there was no overall increase in income from owner-occupied homes, because of the reduction in member's monthly charges effective January, 1955.

All other income items showed an increase for the first nine months of 1955 over 1954, especially sales and transfer fees (\$5,900) and maintenance charges (\$3,200). These increases would have been almost sufficient to offset the reduced income from monthly charges and rentals, if not for the fact that a fuel oil patronage refund check of about \$5,000 was not received in time to be included in the nine-month report. A similar refund last year was included in 1954's nine-month operating statement.

Increased expenses for 1955 are attributable to several factors. Heating, repairs, and maintenance costs were \$20,100 more than in 1954, as a result of greater fuel oil expenditures and a 10 percent increase in wages placed in effect at the beginning of 1955. Uninsured hurricane damage accounted for another \$4,600, although GVHC Manager Paul Campbell pointed out that the 4th quarter of 1954 produced considerable uninsured

hurricane damage which obviously was not reflected in the 1954 nine-month report.

Another big item causing a rise in expenses — amounting to \$13,700 — was increased city, county, and personal property taxes. Part of this increase was due to the fact that a much larger share of the personal property taxes due was paid during the first nine months in 1955 than in 1954.

Other Increases

Other major items that increased during the first three quarters of 1955 were insurance expenses (\$2,600), and advertising costs (\$3,200) and salaries for sales personnel (\$1,800) incurred in the selling of housing units. It was pointed out by Campbell that competition has forced GVHC to staff the office to a greater extent on off-days.

Other Increases

Partially offsetting these increases were reductions in certain expense items such as water costs (\$4,800), interest expense (\$5,500), management costs (\$3,500), and miscellaneous sales expense (\$5,400). In connection with this last item, Campbell explained that the reduction was due to charging the painting and redecorating of houses for sale to capital expenses rather than operating expenses, as was done last year.

Close Garages?

The Board considered several proposals regarding the financing of enclosures of open garages. The expense of enclosing an individual garage is over \$200 per garage. One method suggested was for GVHC to incur the initial cost of enclosure and charge the renter \$8 a month until the expenditure is paid for (a period of about 3½ years), after which the monthly charge would be reduced to \$5. GVHC would assume full responsibility for maintenance costs.

Another suggestion would permit the individual renting to stand the initial outlay for enclosure, while retaining his present monthly charge of \$3. The type of enclosure would have to meet GVHC specifications, full maintenance costs would be assumed by the individual, and there would be restrictions against removal of enclosure. The Board requested Campbell to formulate a policy directive based on these two alternatives.

In connection with the garages, Campbell reported that letters are being sent out to occupants of enclosed garages informing them that GVHC will replace glass door panels with wooden panels upon request.

See GVHC, Page 2

The Sleeping Beauty

Where: Center School Auditorium
When: Saturday, December 10th
Time: 2:00 P.M.
Presented By: Adventure Theatre Players
PRICE: CHILDREN — 50c
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Tickets on sale at your school and the Tobacco Store
Sponsored by Community Arts Cooperative and your local Center School PTA

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Dec. 3 - Sat. - 9 p. m.

Ratners Orchestra

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GCA Gets Briefing On '56 Budget For Public Hearing Monday Night

Greenbelt's current tax rate and services could be maintained for 1956, while needed improvements could be financed separately, the Greenbelt Citizens Association was told Tuesday night by its city budget chairman, Bernard Sisco.

Analyzing the proposed city budget for 1956, which will be discussed at a public hearing next Monday night, Sisco told the group that each city department could be limited to its current operating budget for supplies and materials, and items of capital outlay could be removed to a separate capital-improvements budget to be financed over a longer period of time—a plan which has never been utilized heretofore by the city council.

"The City Manager's budget recommendations call for a net increase of about \$15,000 over the estimated expenditures of 1955, and about \$18,000 more than would permit the maintenance of the present tax rate," stated Sisco, who is an accountant.

"Department heads' requests total \$396,000, about \$61,000 more than estimated expenditures for 1955. These requests would increase the tax rate to about \$2.65 per \$100 of assessed valuation if they were all included as operating expenses, as compared to \$1.70 for 1955. Based on the city manager's budget recommendations, the 1956 tax rate would be \$1.97."

Areas in which McDonald substantially slashed departmental requests are: Sanitation, Swimming pool, Municipal parks, and Other recreation. The budget proposals contemplate no curtailment of present service, either in these four areas or in any other, Sisco stated.

Sisco said the McDonald proposals include certain increases: new budget items for tots' summer playground and Labor Day festivals, both paid for this year out of surplus, and small increases for administrative personnel, in the highway department, and for additional recreation salaries.

Main differences between departmental requests and McDonald's recommendations, said Sisco, have to do with capital improvements, where McDonald made substantial cuts in operating-budget estimate by: (1) substituting "repairs" for replacement, as in the tennis court; (2) limiting lake improvements to installation of sanitary facilities, while forgoing construction of pavilion and fireplaces; (3) using replacement reserves for buying trucks, rather than appropriating new funds from 1956 taxes; (4) rejecting \$5,000 worth of swimming pool equipment asked for.

The budget message reflects a \$2,500 operating deficit for the swimming pool based on current admission prices. McDonald indicated this might be eliminated by adjusting admission prices, but did not go into the pool subscription proposal, Sisco added.

Center PTA Meets

Parents of Center school children will begin their membership meeting at 8:30 p.m., December 6 in the children's home rooms at the Center school, where teachers will explain the year's teaching program, and will advise parents regarding homework assignments to pupils, and how parents may be of assistance with these assignments.

FLASH! A special election is scheduled at this Tuesday's meeting. President Morris J. Solomon and Vice-President Janet Cox have resigned. Morris is leaving Greenbelt for greener fields in Cleveland, Ohio and Mrs. Cox is expecting a baby.

Special Meeting Held To Discuss W-K Option

A special meeting of Greenbelt Veteran Housing Corporation board members, three city council members, city manager Charles McDonald, and five representatives of the Warner-Kanter corporation was held last Tuesday night to discuss future operations of the Kanter development program in Greenbelt. Yesterday was the last day for Kanter to pick up the option on land purchased from a GVHC subsidiary.

According to Ed Burgoon, GVHC president, the meeting allowed all participants to talk frankly and gain complete understanding of the intentions of each party involved. As a result of the discussion, Joseph Kanter has deposited over \$100,000 in an escrow account, which will be paid to GVHC and related parties, after two important letters are received: (1) assurance by GVHC of a special clause regarding home sales which would give the Kanter group a paper advantage (federal) tax-wise, and (2) assurance by the city council that the Kanter option to use city sewage facilities be extended to June of next year from the present December date. The letters are expected by December 7.

The hastily-called meeting will require the signing of waivers by board members since ample notification time was not given. Although the meeting was not "secret," spectators were discouraged in order to encourage "free expression."

Annual Public Hearing

on the proposed

City Budget

Where:

Auditorium, Community Bldg.

When:

Monday, December 5, 8 p.m.

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GVHC from page 1 GDC Report

A separate fiscal report for Greenbelt Development Corporation, which operates the apartments, was also presented to the Board, showing that income and expenses practically balanced out for the first nine months of 1955. Total income amounted to \$26,200 and expenses to \$25,400.

We all wish News Review columnist Al Long, 7-K Crescent, a speedy recovery. Al is in Prince Georges Hospital where he underwent surgery last week.

CORRECTION: Grandparents of Richard Allen Brooks are the William Brooks of 2-K Northway and not Bernard Brooks, 2-K Eastway. Sorry.

ST. HUGH'S CATHOLIC CHURCH

Rev. V. J. Dowgiallo, Pastor
Sunday is First Sunday of Advent. ADVENT is the period of preparation before the Birthday of Christ—Christmas Day.

Sunday Masses: 7:30, 8:30, 9:30 and High Mass at 11. Week-day Masses: 7. Baptism: Every Sunday at 1 p.m.—contact Pastor beforehand for instructions. Religious instructions: Monday evenings at 7:30 p.m. in the Rectory, 58-A Crescent. Miraculous Medal Novena: Wednesday evenings at 8 p.m. followed by Benediction of the Most Blessed Sacrament and enrollment in the Miraculous Medal. Confessions: Thursday before First Friday. Saturdays: 3:30 to 5:30 p.m. and 7:30 to 9:30 p.m.

Sunday School after 8:30 Mass. Clothing Drive: The Bishops' Clothing Drive will close Sunday evening. Call Mary Fitzmaurice, 9208 or Theresa Schumaker, 8206 to have donations picked up. Meeting of St. Hugh's Teen Club Sunday evening at 7:30 in the school meeting room.

GREENBELT LUTHERAN CHURCH

Edward H. Birner, Pastor
Sunday, December 4: 9:45 a.m., Sunday School and adult Bible Class. 8:30 and 11 a.m., Church Services. Sermon by Pastor Birner. 4 p.m., Sunday School Christmas Program rehearsal at the church. 5 p.m., Walther League meets. 7 p.m., Adult membership class meets.

Monday, December 5: 8 p.m., Lydia Guild meets in the home of Mrs. Carlton Tatum, 14-Z-2 Laurel Hill.

Wednesday, December 7: 7:45 p.m., Advent Services with the singing of Christmas hymns and the message "Christ, our High Priest" by Pastor Birner. 8:45 p.m., Senior Choir rehearsal.

HEBREW SERVICES

Friday night, 8 p.m. Candlelighting time, 4:10 p.m.

MOWATT MEMORIAL METHODIST CHURCH

Stanley F. Knock, Jr., Minister
Saturday, December 3 - 5 to 7 p.m., WSCS Bazaar and public dinner at the church.

Sunday, December 4 - 9:30 a.m., Church School. 11 a.m., Morning Worship conducted by Rev. Knock. Sermon titled "Believing the Bible: The Old and the New." 6 p.m., MYF. 7:30 p.m., Family Fellowship Hour.

Monday, December 5 - 8 p.m., WSCS Annual Christmas Meeting and Party.

Thursday, December 8 - 3:45 p.m., Brownie Troop No. 109 meets. 7 p.m., Girl Scout Troop No. 49 meets.

GREENBELT COMMUNITY CHURCH

Ministers

Eric T. Braund, Robert C. Hull
Friday, December 2: 7, Junior High Roller Skating Party, Bladensburg.

Sunday, December 4: Morning Worship at 9 and 11, with Mr. Braund preaching Advent Sermon, "Jesus was born in Bethlehem—Why?" 7 p.m., Annual Christmas tree lighting ceremony on church lawn, by Senior High Department of Church School, followed by Christmas carols and party for the congregation given by Chancel Choir in the social hall.

BAPTIST CHAPEL

Glenn W. Samuelson, Pastor
Sunday, December 4 - 9:45 a.m., Sunday School. 11 a.m., Morning Worship. Chapel Choir will sing. Pastor will preach on "The Gospel As It Is, For Men As They Are." The Lord's Supper will be observed. 6 p.m., Training Union. 7 p.m., Evening Worship. Pastor's message is entitled "Do the Same To Others."

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