



# Forum



Greenmont Mutual Housing Corporation, 20 Rembrandt Blvd., Kettering, Ohio 45420

# Spring 2026

## GMHC EVENTS MARK YOUR CALENDARS



**EASTER EGG HUNT**  
Saturday  
April 4th, 2026 @2pm



## Officers

President: Adam Siens  
Vice President: Amy Head  
Treasurer: Joann Shadrach  
Secretary: Manager, Tonya Dumont

Activities: Pam Cabrera  
Building & Grounds: Larry Wilson  
Community & Commercial Property: Amy Head  
Finance: Joann Shadrach  
Membership Selection: Pat Caudill  
Resident Selection: Pam Cabrera  
Roof: Pat Caudill  
Rules & Regulations: Amy Head  
Executive Committee: Adam Siens, Amy Head, Joann Shadrach  
Forum Editor: Amy Head

## Committees



**GMHC Office Hours**  
Monday – Friday  
8 am - 4:30 pm  
Saturday & Sunday - Closed  
**937-252-9941**



# From the President...

Hello Members,

I hope this finds you rested after the gray months of winter and ready to step into Spring. I've loved being in community with you this season, playing euchre, shoveling what felt like endless snow, and doing chair yoga. I'm eager to get back outside, reconnect with neighbors I haven't seen in a while, and welcome some new faces. Behind the scenes, the board and committees have carried last year's momentum forward, continuing to formalize good processes, fix what needs fixing, and build new ones that ensure transparency, consistency, and accountability. The boards success is measured by how we serve our members and our collective investment. That shared community alignment and mutual empowerment is one of the clearest benefits of being part of Greenmont.

Please be  
sure to attend  
our Membership Meeting  
on May 19th, 2026

**VOTE**

Greenmont will always put our membership first, but that doesn't mean we live in a bubble. Just as the season is shifting, so is our sense of what's possible. Previous leaders got Greenmont right, and there's still work to do here at home, but we also have a growing opportunity to serve as partners in the larger community. We are working to have a presence at the Greenmont Elementary PTO to build relationships and explore how we can better support neighborhood families. We are also launching a weatherization initiative with Miami Valley Community Action Partnership, so look for the MVCAP flyer in the forum for details on how that may benefit your unit. These efforts multiply when we work together, and they start with you staying engaged in the processes and progress happening right here.

Greenmont is an institution that has lasted eighty years, and in that time we have changed profoundly. Some changes were slow enough to go almost unnoticed, like our trees growing from saplings to maturity. Others were rapid, like the

return to self-management and the growth of our waiting lists, but what has remained at our core is membership.

Every year we elect leadership, every month committee members show up to maintain common areas and steward our resources, and every day neighbors quietly care for their homes and for each other. There are no bystanders in Greenmont. Every action shapes what this place becomes, and just as those

who came before us asked what their goals were and how they could best serve one another, it's our turn to do the same, for ourselves and for the communities around us.

~ Adam Siens



## From the desk of Tonya Dumont - Property Manager

Hello Greenmont family. I hope everyone made the best of the brutal winter weather we've had these last couple months. It is nice to finally be thawing out. Things here in the office have been busy and productive. We are finally coming into the home stretch of having full occupancy. With only 4 units in inventory, it won't be much longer before your community is at full occupancy. I am looking forward to hanging out the "No Vacancy" sign.

With that obstacle behind us and things going well financially I am pleased to announce that our next focus will be on the commercial center and common spaces. As you know the membership voted to replace the boiler and do a large sewer project at the commercial center. These will be completed this spring as the weather improves. I am excited about some upcoming projects such as remodeling the bathrooms in the common area of the commercial center.

We have a plan to remodel the event hall, foyer, and bathrooms. With so little rehab work to be done our maintenance staff will be able to do this work. This will give us a better return on our investment and allow these updates to maximize profits from both the commercial center and the event hall. These profits will continue to subsidize the dues here at Greenmont.

Be watching this Spring and Summer for lots of exciting things happening. Have a great day and I'll see ya around the village.

~ Tonya Dumont



Have you signed up for a Resident Services account on the RentCafe platform?

Having a Resident Services account will provide you online access to:

- Enjoy 24/7 self-service account management
- Check your balances and make payments
- Schedule recurring auto-payments for rent
- Submit maintenance requests
- Community Notices

Please contact the office and give them your email address so that you can receive a link to sign up!



## GREENMONT HISTORY \*

"...the Committee built our homes with flat roofs in 1941-1942 as part of a wartime defense initiative to provide fast, cost-effective, and functional housing for defense workers.

These roofs, which gave the homes a distinctive "sugar cube" look, were chosen for their efficient use of materials and modern design aesthetics." As romantic as it may seem - the roofs were not flat to "hide" us from the Japanese...

- ▶ The construction contract to build Greenmont was awarded in August 1941
- ▶ The final layout was modeled after the Camden (NJ) project with the streets having their only outlet on a central circle.
- ▶ The cost for the entire project was to be approximately \$1,750,000. Average cost for each unit was \$3500.

*\*Source: "The Story of Greenmont Village"; prepared for publication by the editorial staff of the Greenmont Forum: Ann Adman, Tony Russell, Marvin Schneiderman and Jon Ober. Published 1948*

## ACTIVITIES COMMITTEE ~ Committee Chair, Pam Cabrera

You have been missing out on some fun times if have not participated in events that your Activities Committee have sponsored. \$.75 of your monthly dues go to the Activities Committee - \$9 a year for several months of fun.

In 2025 there was "Breakfast with Santa" and "Snowman Bingo", Easter Egg Hunt, a Gratitude Dinner, Euchre, Bingo, Ice Cream Social and Chair Yoga. We had a Community "yard sale" 2 or 3 years ago; maybe it is time to do another one. What do you think?

There are a lot of stories about Greenmont that might be fun to share. We could have a pot luck supper and do a Greenmont Story Time along with photos from earlier days. Former members could be invited to join us. This committee welcomes suggestions for fun activities that interest you. Let us know!



## RESIDENT SELECTION COMMITTEE

~ Committee Chair, Pam Cabrera

The committee has been busy interviewing and adding 6 more people to the Waiting List. We have two more people to interview this coming week. I want to Thank the Committee for all their hard work on approving and increasing the number of people on the Waiting List. Do you have family or friends interested in applying? Our website has applications ready to download - and just about any question you might have is at the website. Thank you to all of the committee members: Amy Head, Vickie Edwards, Donna Prendergast, Ruthie Grashel, Sue Mahaffey, Mark Nosek, and Judy Criggall.

Thanks for all your hard work:

## COMMUNITY & COMMERCIAL PROPERTY COMMITTEE

~ Committee Chair, Amy Head

The committee is gearing up for our work on several projects this year.

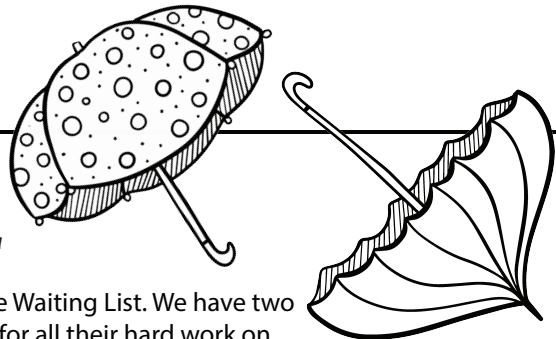
The new playground equipment will be installed when the weather permits in the next months. It will be a nice addition to our park! We will announce when the pickleball court will be open soon.

The committee also will be updating our Hall and work on the commercial center. It is our property - we must maintain it and make our spaces appealing to tenants and to those who might wish to rent our Hall.

The committee will be adhering to our committee charter and we will be reviewing commercial leases to make sure all lessees are up-to-date in their leases.

A huge thank you to my committee members - Michelle Bakin, Ruthie Grashel, Sue Mahaffey, Sara Carson and Donna Prendergast.

Thank you, you are appreciated.



**FINANCE REPORT**

JoAnn Shadrach, Chair, Finance Committee  
 F/Y 2026 January 31, 2026) Financial Results

SUMMARY BY GMHC SEGMENT	JAN 31, 2026 YTD	BUDGET YTD 2026	YTD VARIANCE TO BUDGET
<b>RESIDENTIAL</b>			
Income	1,344,313	1,332,505	11,808
Expense	1,284,121	1,329,860	(45,739)
NET PROFIT /(LOSS)	60,192	2,645	57,547
<b>COMMERCIAL</b>			
Income	177,337	166,125	11,212
Expense	126,755	147,900	(21,145)
NET PROFIT /(LOSS)	50,582	18,226	32,356
<b>RESERVES</b>			
Income	548,136	547,678	458
Expense	566,925	547,678	19,248
NET PROFIT /(LOSS)	(18,789)	-	(18,789)
<b>CONSOLIDATED</b>			
Income	2,069,785	2,046,308	23,478
Expense	1,977,801	2,025,437	(47,636)
NET PROFIT /(LOSS)	91,984	20,871	71,114

RESERVE BALANCES:	F/Y YTD at 1/31/2026
RM&R (New 1/1/22)	326,734
Spec. RM&R	47,445
Add'l RM&R	(20,730)
Sewer Reserve	107
Concrete Reserve	24,751
Tree Trimming Reserve	83,902
Roof Reserve	568,258
Less Commercial Roof	(419,284)
Window Reserve	9,562
<b>Total Reserve Balance</b>	<b>620,746</b>
Cash Balance Available	824,411
Cash (Shortfall) / Excess - Reserves	203,665



**COMMENTS:**

As you can see above, we are doing better than Budget at the 7th month of our F/Y. This is mainly due to fewer vacancies than the 15 in the Budget. This results in an average of \$2,661 more in Member's Dues each month and less Rehab costs.

There is \$2,000 each month from Commercial Center Rents being reserved to reimburse Residential Reserves for Boiler and Commercial Roofs. Commercial Income and Profit are not affected but the Commercial Reserve will move to the appropriate Reserve at year end in the Balance Sheet Equity.

The Board voted to transfer Reserve funds from RM&R Reserve to Add'l RM&R to cover the deficit for the high number of furnaces that were replaced creating a shortage in the Add'l RM&R Reserve balance. At the end of January \$35,000 was transferred but Add'l RM&R still has a deficit of (\$20,730) and should catch up during the warmer months ahead. We are working on a procedure to gather information on the models and age of furnaces at the time the furnace cleanings similar of what we did when Towne was managing. We will do the same for the water heaters and build a database with the information so that the replacements can be tracked and we have an idea of what to expect. We are currently on track to replace twice the average this year, much the same as last year. Thanks to the very insightful Finance Committee Members who always provide great input and ask challenging questions:

*Fred Cairo Jackie Tucker Julie Hill Larry Wilson Julie Moorman Gary Yost AdamSiens*

**next membership  
meeting IS**  
**may 16, 2026**  
**@ 6:30 PM**

**RULES & REGS COMMITTEE**

~ Committee Chair, Amy Head

Committee Members: Adam Siens,  
 Bill Westbeld, Dori Hesley and  
 Rebecca Caudill.

The committee continues to take on any new code or code changes and check for any conflicts and make sure these are placed correctly in the Greenbook.

Now that the process of getting the new version of the Greenbook is complete, our job is to stay on top of anything new or changed. Any changes will be mailed to the membership .

If you have questions regarding items in the Greenbook there are forms available in the office for you to submit to the committee!

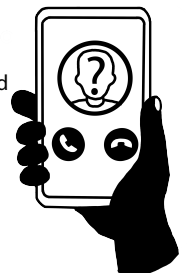
Thank you committee members for all of your work.

**THANK YOU! TO ALL FORUM  
DELIVERY VOLUNTEERS!  
YOU MAKE THE FORUM  
POSSIBLE AND YOU  
ARE APPRECIATED.**

*robo call*

Don't miss out on important information and events in our community! Sign-up for our 'RoboCall' service and stay in the loop. Call the office and let them know to add your phone number to the list.

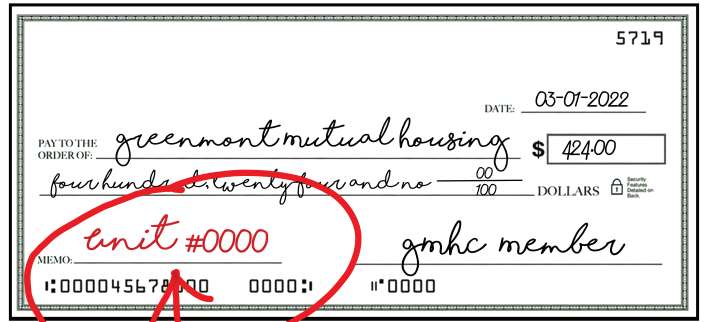
The 'RoboCall' will show an Oklahoma area code on your phone. Please add this to your contact list.



# Please

Make sure the office has current information on file for the following:

- Emergency Contact Information
  - Affidavit of Occupancy
  - Pet Registration
  - Proof of Insurance (Unit)
  - Member's Telephone Number
  - Release of Liability (swimming pools, hot tubs, trampolines, swing sets and other)
- Paperwork (*Lifetime Transfer, Death Beneficiary*) *Power of Attorney and Executor* \*  
Forms available in the office



**PLEASE WRITE YOUR UNIT NUMBER ON YOUR CHECKS - THANK YOU!**

Don't know? It's on your membership contract. All data entered into Yardi is by the unit #.

## Editor's Note:

RAIN - RAIN! That is the obvious theme for SPRING! There is a wealth of information in this issue so please take advantage of it. Questions can always be answered by the office. You will find a brief introduction to a free and valuable service on the next page. The Weatherization program. You can get the full application either online at the website listed - or - go into the office and pick up a physical copy.

I have put in a tidbit from the official publication in 1948 about our history. This pamphlet is a great resource on our history. I hope to insert more excerpts in future issues.

ENJOY your Forum!



<https://www.facebook.com/GreenmontVillage>



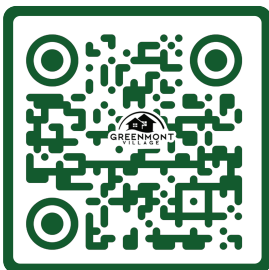
<https://www.instagram.com/greenmontvillage/>

## NOTICE

Make a note of this very important phone number. This number should only be called in a "True Maintenance *Emergency*" AFTER REGULAR OFFICE HOURS ONLY, when and IF you call this line.

**937-558-6132**

Thank you for sticking to our Emergency call guidelines. This will help ensure that only the right circumstances take use of this service and that our resources are not wasted.



SCAN ME

This is the QR code to take you to GMHC's website

Need to sign up to use the Member Portal? Email the following information to

[greenmontmutual@gmail.com](mailto:greenmontmutual@gmail.com)

1. First and Last Name
2. Street address
3. Email address
4. Unit #



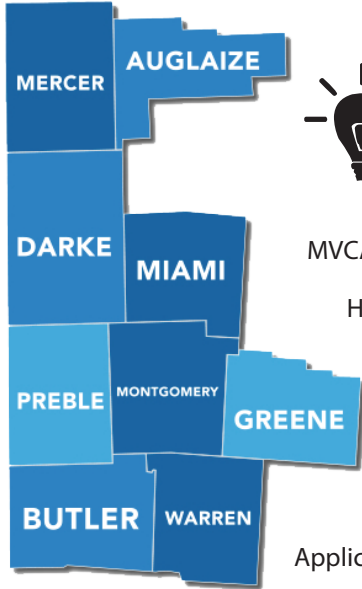
## In Sympathy

- ✿ Francis "Hank" Duff
- ✿ Charmaine Johnson
- ✿ Denise Schindler
- ✿ Bill Predergast

all artwork

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MVCAP's Home Weatherization Assistance Program lowers energy costs while making homes safer and more comfortable. Crews work in nine counties in Ohio serving both homeowners and renters. Customers report the free program lowers utility bills by as much as 30 percent.



Following an inspection and energy audit, services may include:

- Insulation of attics, sidewalls, floors and foundation perimeter;
- Sealing of heating ducts, holes and cracks, and addition of weatherstripping;
- Tune-up, repair or upgrade to heating system and/or water heater;
- Installation of a programmable thermostat;
- Consumer education on energy use.

MVCAP crews are trained to work safely around lead that may be found in older homes.

Households living at or below 200 percent of the Federal Poverty Level are eligible for direct assistance from MVCAP.

CenterPoint Energy customers may be eligible at up to 300 percent of the Federal Poverty Level thanks to our partnership with the utility company.



### HOW TO APPLY

Applications can be uploaded through the Client Kiosk or mailed to the office. Click one of the buttons at right to download a complete application or call 937-341-5000, ext 226 and one will be mailed to you.

In addition to the application, you must provide the following:

Verification of the past 90 days of income for all household members 18 or older (this may include check stubs or award letters from other programs);

Proof of ownership (if applicable);

Most recent gas and electric bills (both pages 1 and 2) or other fuel bill for propane, oil, kerosene or wood.

Social Security cards for all household members.



<https://miamivalleycap.org/weatherization/>

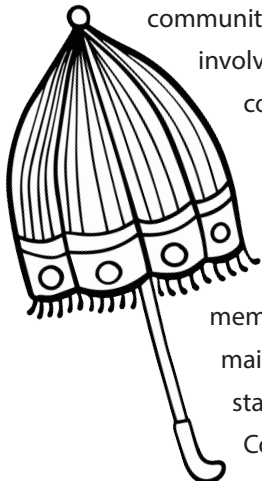
If applying online, first download the PDF and complete it. You will be prompted to upload everything.

If applying by mail, do not mail original documents such as Social Security cards. Copies are sufficient.

***Applications and Information is available at Greenmont Mutual Housing Corporation's office.***

Calling All Neighbors!

Greenmont, it's not just a great place to live, it's a life style. A lifestyle of corporate ownership, affordable living, and real community involvement. All of us are enjoying the affordable living part, but what about the expectation of community involvement and participating in the corporate ownership? The afford-ability of our units is a reflection of our commitment to community involvement, corporate ownership and direct volunteer work, not lower quality homes. Are you on a committee? Do you volunteer with a group here in Greenmont? Do you help your neighbors when they need it? All of these options are great ways to give back to the community that is giving you so much, for so little. We need your help, so we can help our neighbors and as we all know, when we help our neighbors, we are helping the Village. Unfortunately, there are quite a few Greenmont members that need help maintaining their units, inside and out. Sadly, if these units can't be properly maintained, it forces the board to make difficult decisions that no one wants to make. We want to help people stay here if they choose to, but they and we, need your help to make that happen.



Contact Pat Caudill at [Pat\\_Caudill@yahoo.com](mailto:Pat_Caudill@yahoo.com) with your availability and skills that you are willing to donate.

We are specifically looking for the following:

Handyman - Painting - Light carpentry - Cleaning - De-Cluttering - Yard maintenance - Exterior maintenance

Thank you and I look forward to helping each of you, help the Village.

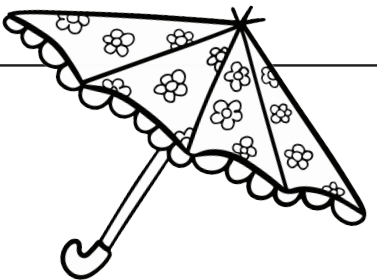
# We're Searching FOR Volunteers

## GREENMONT BOARD MEMBERS NEEDED

### Please Serve Your Community!!

The Greenmont Election Committee is looking for valued members who are dedicated to this community to serve on the GMHC Board of Trustees. If you are interested, please come to the Greenmont office to pick up a petition and candidate questionnaire. You will need to get 50 signatures of members in good standing to start the process.

**The deadline to turn in your petition is 4:30pm, Monday, April 20, 2026**



What are your community interests?



Can you give some of your time to actively be a part of a very important process?



The Greenmont Board of Trustees needs your expertise, talent, and knowledge.



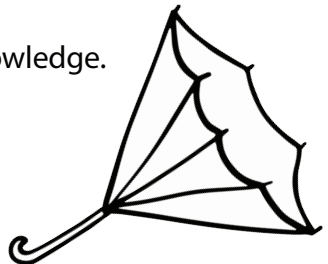
There are two (2) inside positions open.



There are two (2) outside positions open.



If you can recommend a qualified person to run for the outside position, please call the office with the person's name and a way for the Election Committee to contact them.

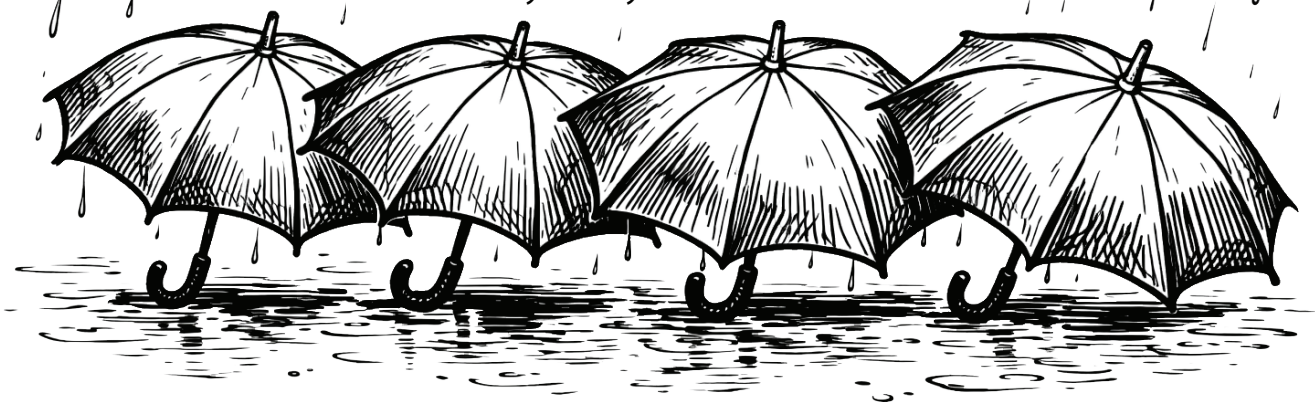


**Remember - Volunteers Do Make A Difference!**

**Thank you.**

**The 2026 Election Committee**

*Katy Muncy ~ Chairman*



# CHILDREN'S EASTER EGG HUNT\*

**Saturday April 4th  
2:00 PM**

...with a visit from the Easter bunny.

Sponsored by GMHC Activities Committee



\* Some eggs have prize tickets!

Please return this form below with your information to the office.  
Please use the back of this form if you need to enter more information!

**Party for kids ages: 0 -10**

FAMILY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

*Easter Egg  
Hunt 2026*

CHILD'S NAME: \_\_\_\_\_

BOY

GIRL

AGE: \_\_\_\_\_

NUMBER OF ADULTS ATTENDING: \_\_\_\_\_