

## **SPECIAL SERVICE PROVIDERS' EDITION**

Look inside! The businesses listed on pages 2 and 3 are interested in working with Coalition co-ops. The next time you need a service provider, consider a business that supports the District's cooperative housing community! Tell them you saw their name in the Coalition's *Member News* or website!

## **Reverse Mortgages for Co-op Owners**

On July 30, legislation was signed into law that will provide co-op owners with the ability to seek reverse mortgage loans (also known as home equity conversion mortgages or HECMs), a benefit that had been limited to owners of single-family homes and condominiums. HECMs enable owners to tap into a home's equity to pay bills, make repairs, and establish another income stream, among other reasons.

Coalition members learned about the reverse mortgages at our December 2007 Member Seminar (*Member News*, 1<sup>st</sup> Quarter 2008, pp. 1-2). Until policies and procedures are finalized, you can learn more about reverse

mortgages, by going to:

[http://www.aarp.org/money/wise\\_consumer/financinghomes/a2002-09-30-HomeLoansReverseMortgages.html](http://www.aarp.org/money/wise_consumer/financinghomes/a2002-09-30-HomeLoansReverseMortgages.html)

## **Edmund C. Flynn, Co-op Leader, Dies**

Edmund Clohan Flynn, 84, died on June 10. Mr. Flynn was a Washington Realtor whose company, Edmund J. Flynn Company, is credited with introducing and developing housing cooperatives in the District starting in 1920 with the establishment of the Hoyt, Netherlands, and Cavanaugh Court Cooperatives. Following military service and college, Mr. Flynn joined the family business and served as its president from the early 1960s until his retirement in 1985.

## **Update: Proposed Employee Parking Fee Legislation**

Other than holding a June 25 "Roundtable," the City Council has taken no action on B17-0725, "District Department of Transportation Clean Air Compliance Fee Act of 2008" (*Member News*, 2<sup>nd</sup> Quarter 2008, p.1). If passed as written, employers would be charged a

"fee" of \$25 each month for each employee parking space they now offer for free.

## **OTR Co-op Survey**

With a June 25 e-mail alert, the Coalition notified members about a DC Office of Taxation and Revenue (OTR) survey originally due July 15. The next day a mailed letter provided additional, more detailed information. Many of our members were unaware of the survey and many more of our members were relieved to learn that the data being sought was limited to three years and only for sold units, saving our members much time and money!

The Coalition also worked with OTR to extend the July 15 deadline and to eliminate any penalties for late filing.

*Mark Your Calendar:*

## **Annual Meeting**

**October 28, 7PM**

Hosted by

The Broadmoor Cooperative,  
3601 Connecticut Avenue, NW

Special Guest Speaker:

**Tom Sherwood**

WRC-TV (NBC)  
District Politics Reporter

## Consider These Providers!

The following companies provide services to DC's housing cooperatives and are listed on the Coalition's web site: [www.coopscdc.com](http://www.coopscdc.com). Their listings include links to their web sites as well as e-mail addresses for their contacts. Please consider these providers the next time your co-op needs one of their services. Support those who support us and let them know that you learned about them from the Coalition. Visit the Coalition's web site for additional providers as the list is updated periodically.

### Accounting

#### **Goldklang, Cavanaugh & Associates, P.C.**

Contact: Carol Malzahn,  
Administrator  
1801 Robert Fulton Drive, Suite 200  
Reston, VA 20191  
Telephone: 703-391-9003  
E-mail: [cmalzahn@gcacpas.com](mailto:cmalzahn@gcacpas.com)  
Web Site: [www.gcacpas.com](http://www.gcacpas.com)

#### **DeLeon & Stang, CPA's**

Contact: Tracy L. Geiger, Audit  
Manager  
100 Lakeforest Blvd., Suite 650  
Gaithersburg, MD 20877  
Telephone: 301-948-9825  
E-Mail:  
[tracy@deleonandstang.com](mailto:tracy@deleonandstang.com)  
Website:  
[www.deleonandstang.com](http://www.deleonandstang.com)

### Consulting Structural Engineers

#### **Structural Rehabilitation Group, LLC**

Contact: D. Kipp Gaynor, P.F.  
401 N. Washington St., Suite 900  
Rockville, MD 20850  
Telephone: 301-987-9234  
E-mail:  
[Goconnor@structura-inc.com](mailto:Goconnor@structura-inc.com)  
Web site: [www.structura-inc.com](http://www.structura-inc.com)

### HVAC Contractors

#### **Advanced Building Services, Inc.**

Contact: W.H. Farley, Services  
Coordinator  
23475 Rock Haven Way, Suite 135  
Sterling, VA 20166  
Telephone: 703-661-4280  
E-mail: [whfarley@cox.net](mailto:whfarley@cox.net)  
Web site:  
[www.advanced-building.com](http://www.advanced-building.com)

### Insurance

#### **J. E. Rice Insurance Agency, Inc.**

Contact: Joseph E. Rice III,  
President  
3140 West Ward Road #105  
Dunkirk, MD 20754  
Telephone: 301-812-1200  
E-mail: [Joe@jerice.com](mailto:Joe@jerice.com)  
Web site: [www.jerice.com](http://www.jerice.com)

### Legal Services

#### **Jackson & Campbell, P.C.**

Contact: David H. Cox, Director  
1120 20<sup>th</sup> Street, NW Suite 300-S  
Washington, DC 20036  
Telephone: 202-457-1634  
E-Mail: [dcox@jackscamp.com](mailto:dcox@jackscamp.com)  
Web site: [www.jackscamp.com](http://www.jackscamp.com)

#### **Whiteford Taylor & Preston**

Contact: Joseph D. Douglass,  
Attorney  
1025 Connecticut Avenue, NW  
#400  
Washington, DC 20036  
Telephone: 202-659-6800  
E-mail: [jdouglass@wtplaw.com](mailto:jdouglass@wtplaw.com)  
Web site: [www.wtplaw.com](http://www.wtplaw.com)

### Management Companies

#### **Community Management Corporation**

Contact: Susan Blackburn  
Senior Vice President  
12701 Fair Lakes Circle, Suite 400  
Fairfax, VA 22033  
Telephone: 703-631-7200  
E-mail:  
[sblackburn@cmc-management.com](mailto:sblackburn@cmc-management.com)  
Web Site:  
[www.cmc-management.com](http://www.cmc-management.com)

## **EJF Real Estate Services, Inc.**

Contact: Peter Greeves, President  
2639 Connecticut Ave, NW #113  
Washington, DC 20008

Telephone: 202-537-1801, ext. 212

E-Mail: [Peter@ejfrealestate.com](mailto:Peter@ejfrealestate.com)

Website: [www.ejfrealestate.com](http://www.ejfrealestate.com)

## **William C. Smith & Company**

Contact: Stuart Washington,  
Property Manager

1100 New Jersey Ave., SE Suite 1000

Washington, DC 20003

Telephone: 202-371-1220

E-Mail:

[SWashington@wsmith.com](mailto:SWashington@wsmith.com)

Website: [www.williamcsmith.com](http://www.williamcsmith.com)

## **Mediation/Alternative Dispute Resolution**

### **Northern Virginia Mediation Service**

Contact: David E. Michael

Executive Director

4260 Chain Bridge Road, Suite A-2

Fairfax, VA 22030

Telephone: 703-993-3656

E-mail: [davidemichael@nvms.us](mailto:davidemichael@nvms.us)

Web Site: [www.nvms.us](http://www.nvms.us)

## **Mortgage Lenders**

### **Clark Financial Services, Inc.**

Contact: Daniel M. Caplan, Sr. VP  
10230 New Hampshire Ave. #350  
Silver Spring, MD 20903

Telephone: 301-434-2008

E-Mail: [clarkfin@aol.com](mailto:clarkfin@aol.com)

Web site:

[www.clarkfinancialservices.com](http://www.clarkfinancialservices.com)

### **National City Mortgage**

Contact: Cam Carson-Wagnon,  
Cooperative Financing Specialist  
10306 Eaton Place, #430

Fairfax, VA 22003

Telephone: 703-934-6974

E-Mail:

[cam.carson-wagnon@ncmc.com](mailto:cam.carson-wagnon@ncmc.com)

Web site:

[www.nationalcitymortgage.com](http://www.nationalcitymortgage.com)

### **National Cooperative Bank**

Contact: Karyn Mann, VP  
2011 Crystal Drive, Suite 800  
Arlington, VA 22202

Telephone: 703-302-1904

E-Mail: [kmann@ncb.coop](mailto:kmann@ncb.coop)

Website: [www.ncb.coop](http://www.ncb.coop)

## **Plumbing and Plumbing-Related**

### **CuraFlo Mid Atlantic**

Contact: Leo Haslbeck  
Director of Sales and Marketing  
5713 Industry Lane, Suite 56  
Frederick, MD 21704

Telephone: 877-287-2356

Telephone: 301-343-8755 (Cell)

E-mail: [leo@epoxylining.com](mailto:leo@epoxylining.com)

Web Site: [www.epoxylining.com](http://www.epoxylining.com)

## **Restoration and Remodeling**

### **Paul Davis Restoration & Remodeling**

Contact: Tom Plant, President  
7913-D Cessna Ave.

Gaithersburg, MD 20879

Telephone: 301-948-8008

E-mail: [tplantedr@usa.net](mailto:tplantedr@usa.net)

Web site: [www.pdrestoration.com](http://www.pdrestoration.com)

## **Transfer Agents/Settlement Companies**

### **Edmund J. Flynn Co.**

Contact: Joyce A. Rhodes,  
President

5100 Wisconsin Avenue, NW  
#514

Washington, DC 20016

Telephone: 202-537-1800

E-mail:

[Joyce.Rhodes@edmundjflynn.com](mailto:Joyce.Rhodes@edmundjflynn.com)

Web site: [www.edmundjflynn.com](http://www.edmundjflynn.com)

## **Websites for Co-ops**

### **Scott D. Seligman**

202/248-8247

Contact: Scott D. Seligman

E-Mail:

[seligman@alumni.princeton.edu](mailto:seligman@alumni.princeton.edu)

Website: [www.seligmanonline.com](http://www.seligmanonline.com)

**Board of Directors****President**

Michael O'Dell  
Harbour Square, 447 units

**Vice President**

Carl Gerber  
The Cathedral Avenue, 145 units

**Secretary**

Art Leabman  
1870 Wyoming Avenue, 28 units

**Treasurer**

Nancy Skinkle  
The Broadmoor, 194 units

**Directors**

Madeline Evaneck  
Naylor Gardens 318 units

Desmond Foynes

The Presidential, 43 units

Jill Golden

3028 Porter Street, 11 units

JoAnn Wells

Potomac Plaza Apartments 249 units

**Counsel**

Joseph Douglass  
Whiteford, Taylor & Preston, LLP  
1025 Connecticut Avenue, NW  
Washington, DC 20036  
202- 659-6779  
[jdouglass@wtplaw.com](mailto:jdouglass@wtplaw.com)

**Administrative Assistant**

Jim Smith  
700 7<sup>th</sup> Street, SW #633  
Washington, DC 20024  
200-488-3670  
[DCCHC@aol.com](mailto:DCCHC@aol.com)

**Contact us:**

[CooperativesDC@aol.com](mailto:CooperativesDC@aol.com)

DC/CHC  
c/o Harbour Square  
520 N Street, SW Suite South 616  
Washington, DC 20024

**Member Web Page**

Coalition members now can have their own web page as part of its membership—there is no extra charge for this Coalition members-only benefit! See *Member News*, 2<sup>nd</sup> Quarter, for details!

**About the Coalition**

The DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the interests of members before government officials and regulatory agencies and a service organization that provides information and education to members.

Membership is open to all District housing cooperatives, regardless of size. A volunteer board of directors, elected by member co-ops, governs the Coalition. Activities are financed through annual dues.

The Coalition grew out of an ad-hoc group of District cooperatives that formed in response to a judicial ruling that had cast a cloud over many cooperatives by banning proportionate voting. By marshaling the forces of more than 3,000 housing cooperative units, the ad-hoc group persuaded the District's City Council to resolve the matter.

Recognizing the importance to the cooperative housing community of speaking in a single voice and maintaining the ability to respond quickly and knowledgeably to matters affecting cooperative housing, the ad-hoc group decided to form a permanent organization. The Coalition was established in 1984 and was incorporated as the DC/CHC, Inc., a nonprofit, IRS Code Section 501(c)(6) organization in the District of Columbia, in 1993.

**Join the Coalition's Board of Directors**

The Coalition's Board of Directors has several vacancies. This is a great opportunity for you and your cooperative to learn more about the District's market rate cooperative housing community and to play a role in supporting that community. Join the other Directors listed to the left.

Learn more: send an e-mail to [cooperativesdc@aol.com](mailto:cooperativesdc@aol.com).

**Reproducing  
CHC Member News  
Articles**

No special permission is required to use or reproduce articles contained in *CHC Member News*. However, each reproduced material should contain proper acknowledgement of the DC Cooperative Housing Coalition and its *CHC Member News* as the source of the article.

**Does your co-op need  
a web site or  
one that needs updating?**

CHC is fortunate to have found a talented web designer to create our web site. Luckier still, he is willing to create sites for our member coops at reasonable rates. Go to our web site, <http://www.coopsdc.com/services.htm>, and click on "Scott D. Seligman." Scott has done several web sites for co-ops in addition to the profile pages on our web site.