Coalition Gets Additional Trash Credits for its Members

Recognizing that non-cooperative, non-investment housing units were getting a tax-saving benefit that cooperatives were not receiving, the Coalition contacted the Office of Tax and Revenue’s (OTR) Real Property Tax Administration (RPTA) and successfully presented the case to give cooperatives the same trash credits for units that did not have a Homestead Exemption.

Prior to the Coalition’s efforts, only cooperative units with a Homestead Exemption could also get a trash credit worth $96 (annually indexed). Now every unit is eligible as long as it is not an investment property (for example, the cooperative unit is a second home and the District is not the owner’s primary residence).

For many Coalition members, the additional trash credits will help further offset the co-op’s cost for removing their trash (the trash credit is given by the city in lieu of the city collecting the trash). For one Coalition co-op member, the potential savings exceeds $10,000.

The Coalition sent an e-mail to members notifying them of RPTA’s new “Cooperative Trash Credit Reconfirmation Form” and explaining in greater detail the survey’s reason and purpose. The survey was due May 15.
Rep. Maurice Hinchey (D-NY) and D.C. Councilmember Sharon Ambrose, and represented D.C. on the Electoral College in 1996.

"It is impossible to put into words the contributions Jeff made to our city and its residents," Evans said. "My staff and I share the grief and extend our condolences to Jeff's family and friends, and deeply mourn his passing." Coudriet was a native of upstate New York and a graduate of Cornell University.

**CAI Expo**

Over 100 exhibitors filled the Convention Center Hall

The DC Cooperative Housing Coalition was a proud Allied Partner of the Washington Metropolitan Chapter Community Associations Institute (WMCCAI)’s Conference and Expo held on March 12, the largest CAI event in the nation!

Thanks to the many Coalition members who stopped by our table. We hope you enjoyed the CAI Conference and Expo (and your free Coalition tote bag)!

**FiOS Survey**

In February, the Coalition sent an e-mail to all members asking them to complete a brief survey to learn how they handled the addition of FiOS to a building already wired for Comcast or another cable provider. This survey, like most of our member surveys, was asked on behalf of a Coalition member. The member seeking the information will prepare a report of what they learned and we will share that with our members once the report is completed.

Sending short e-mail surveys is a demonstration how Coalition members help one another resolve commonly shared problems. Is your co-op in search of an answer to a problem? Is your co-op contemplating an action but would like to know how other co-ops may have approached and addressed a similar issue? Let the Coalition know and maybe it’s an appropriate question to send via e-mail to all Coalition members to seek their input to your issue. Send the request to CooperativesDC@aol.com and enter “Member question” in the subject line. Members helping members—one of the best ways to resolve real world problems with real world answers.

**Member Spotlight!**

2707 Adams Mill Road Cooperative in *The Washington Post*

Congratulations to Coalition member 2707 Adams Mill Road Cooperative on being one of four buildings featured in the April 3 issue of *The Washington Post Magazine* for rooftop amenities (page 36)!

From the photo caption illustrating the article: “Members of the cooperative...have turned their roof into an idiosyncratic Adams Morgan oasis. The space now hosts plants (edible and decorative), tables, statuary, even a garden swing. A summer watering committee keeps the greenery alive.”

2707 Adams Mill Road is a 50-unit cooperative and member of the DC Cooperative Housing Coalition.
Support Sponsors who Support You!

When your co-op is looking for a company to provide a particular service, start by first visiting www.CoopsDC.org. There you will find vendors who your co-op should include among those it considers. These companies help support the Coalition’s work. With their support, the Coalition is able to keep annual membership dues low (dues have remained unchanged for more than 10 years!) and their support helps to offset the cost of maintaining the web site, producing and mailing the newsletter, and the other expenses the Coalition incurs.

Newest Sponsors!

Welcome and thanks to our newest sponsors:
- Bollinger Energy
- BuildingLink
- The Brickman Group

Continuing Sponsors:

- Accountants
  DeLeon & Stang, CPAs and Advisors
  100 Lakeforest Boulevard, Suite 650
  Gaithersburg, MD 20877
  301/948-9825
  Contact: Tracy L. Geiger, Audit Manager

- Banks
  Community Association Banc/Condo Certs
  1897 Hawthorne Ridge court
  Vienna, VA 22182
  703/899-8805
  Contact: S. Hayden Miller-Luczka, Regional Account Executive

- National Cooperative Bank
  2011 Crystal Drive, Suite 800
  Arlington, VA 22202
  703/302-1904
  Contact: Karyn Mann, Vice President

- Energy Suppliers: Natural Gas/Electricity
  Bollinger Energy
  1801 S. Clinton Street
  Baltimore, MD 21224
  443/248-3927
  Contact: Gary Murphy, Energy Specialist

- HVAC Contractors
  Advanced Building Services, Inc.
  23475 Rock Haven Way, Suite 135
  Sterling, VA 20166
  703/661-4280

Contact: W. H. Farley, Services Coordinator
- Insurance Companies
  Associated Insurance Management, Inc.
  3140 West Ward Road, Suite 105
  Dunkirk, MD 20754
  301/812-2080
  Contact: Joseph E. Rice III, President

- Legal Services
  Whiteford Taylor & Preston
  1025 Connecticut Avenue, NW #400
  Washington, DC 20036
  Telephone: 202-659-6800
  Contact: Joseph D. Douglass, Attorney

- Landscape/Maintenance Companies
  The Brickman Group
  5601 Van Dusen Road
  Laurel, MD 20707
  301/500-4823
  Contacts: George Killian, Account Manager

- Mortgages/Lenders (Share Loans)
  Clark Financial Services
  10230 New Hampshire Ave.
  Suite 350
  Silver Spring, MD 20903
  301/434-2008
  Contact: Daniel M. Caplan, Senior Vice President

- Chase
  Bethesda, MD 20855
  301/469-0393 (office)
  301/922-9391 (mobile)
  Contact: Deborah Densford-Sloan, Loan Officer

- National Cooperative Bank
  2011 Crystal Drive, Suite 800
  Arlington, VA 22202
  703/349-7455
  Contact: Brittney Malsbary

- PNC Financial Services Group
  4000 Legato Road, Suite 800
  Fairfax, VA 22033
  703/273-1670 (office)
  703/577-8175 (mobile)
  Contact: Cam Carson-Wagner, Home Mortgages & Cooperative Financing Specialist

- Wells Fargo Home Mortgage
  4926 Wisconsin Avenue, NW
  Washington, DC 20016
  202/895-5172

Contact: Steve Palladino and John Gibbins, Co-op Lending Specialists

- Management Companies
  Community Management Corporation
  4840 Westfields Boulevard, Suite 300
  Chantilly, VA 20151
  703/631-7200
  Contact: Heather Graham, President and CEO

- Delbe Real Estate
  5125 MacArthur Blvd., N.W.
  Suite 430
  Washington, DC 20016
  202/237-0187, ext. 104
  Contact: Scott R. Burke, Vice President

- EJF Real Estate Services
  3639 Connecticut Avenue, N.W.
  Suite 113
  Washington, DC 20008
  202/659-6317, ext. 212
  Contact: Peter Greeves, President

- Zalco Realty, Inc.
  8701 Georgia Avenue, #300
  Silver Spring, MD 20910
  301/495-6633
  Contact: Arthur N. Dubin, President

- Transfer Agents/Settlement Companies
  Edmund J. Flynn Company
  5100 Wisconsin Ave., N.W.
  Suite 514
  Washington, D.C. 20016
  202/537-1801
  Contact: Joyce Rhodes, President

National Capital Corporate Services, Inc.
600 Jefferson Plaza, #101
Rockville, MD 20852
301/948-2300
Contact: Michael Sacks, President

National Capital Title & Escrow, LLC
600 Jefferson Plaza, #101
Rockville, MD 20852
301/948-2300
Contact: Craig Sacks, Chief Operating Officer

- Software/Websites for Co-Ops
  Buildinglink.com
  2465 Centreville Road, J-17-198
  Herndon, VA 20171
  703/295-0853
  Contact: Robert Garcia
About DC/CHC, the Coalition

Established in 1984, 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, $1.50 per unit per year (12.5 cents per month)

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 DC/CHC, Inc., a nonprofit, IRS Code Section 501(c)(6) organization in the District of Columbia, May 24, 1993.