



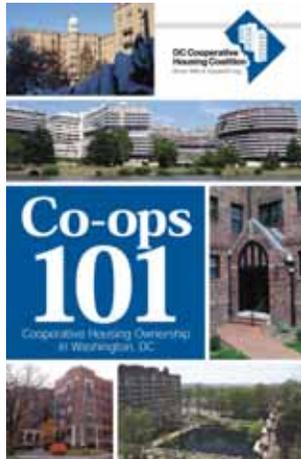
DC Cooperative Housing Coalition News

Representing the interests of the cooperative community in the District of Columbia since 1984

September - December | 2012

Celebrating 28 years of service to the cooperative housing community

NEW!



The Coalition is pleased to announce the release of **Co-ops 101: Cooperative Housing Ownership in Washington, DC**. This document was prepared to provide a brief overview of cooperatives and should be of interest to several different audiences:

- ◆ Persons considering the purchase of a cooperative unit
- ◆ Real estate agents involved in the sale and purchase of cooperative units
- ◆ Owners of cooperative units
- ◆ Cooperative Boards of Directors
- ◆ Persons involved in the operation and management of cooperatives
- ◆ Loan officers involved in financing cooperative units

The PDF version is available on our web site (<http://www.coopscdc.org/Co-ops101%20PDF.pdf>). If you are interested in obtaining single or multiple paper copies, send an e-mail to CooperativesDC@aol.com indicating your interest, the quantity you wish to receive, and your mailing

address and we will contact you concerning the cost including postage. Note: The outside back cover contains a blank space suitable for business cards or imprinting.

Special thanks to Joyce Rhodes and Bill Karras of the Flynn Company for their help in the booklet's content and to Mary Alex Blanton, NCB VP, for her help facilitating NCB's generous gift of underwriting the printing costs.

presentations including a financial report and election of officers.

The Ted Ross' and Hawkins' Electric PowerPoint presentations are available on our web site: www.CoopsDC.org.

The current group of board members was re-elected along with Ted Martin (Naylor Gardens) who rejoins the Board. The back page of this newsletter contains the complete list of Board members and their respective cooperatives. Photos from the meeting appear on page 2.

Join us at the CAI Expo!

REENERGIZE

WMCCAI 2013 CONFERENCE & EXPO

MARCH 23, 2013

DC Convention Center

The Coalition is pleased once again to participate as an Allied Member in the Community Associations Institute's annual Expo! The Coalition encourages you to attend this very informative and worthwhile event. See the back page of this newsletter for more information and look for our e-mails and special mailing with details closer to the event.

Benchmarking Training

The Coalition arranged with the DC Department of the Environment this hands-on demonstration of the Energy Star software to help our members and interested condominiums meet required benchmarking requirements (see previous issues of this newsletter for more information about these requirements).

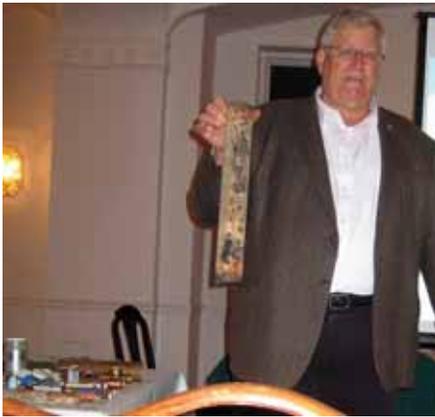
Harbour Square hosted the training session for cooperatives and condominiums at this Coalition-sponsored event on September 29. Fifty people participated in the session, the largest attendance of any Coalition seminar to-date.

CHC Annual Meeting

The Broadmoor once again hosted the Coalition's annual meeting on October 23. Members heard from three speakers on "Emerging Technologies": One on relining leaking pipes and two on electric cars (see **Electric Vehicles e-Survey Results**, page 3). The business meeting followed the

By 2014, all commercial and multifamily buildings larger than 50,000 gross square feet (gsf) will be required to report benchmarking data to the District on a yearly basis. Data reporting is mandatory. Penalties for failing to abide by the regulation can be as great as \$100 a day.

Annual Meeting Photos



Ted Ross of Ted Ross Consulting talked about leaking pipes—causes and possible repairs using examples of problems experienced by some cooperatives, including one grappling with a potential \$20 million repair.



Rob Stewart from PEPCO discussed actions taken and planned for vehicle charging stations. Past efforts have

focused on single home installations but they are now working on public stations and are interested in working with large multiunit residential buildings.



Todd and Eric Shatzer of Hawkins Electric Service talked about the types and levels of electric charging stations and how some buildings have installed charging units that have actually earned income for the complex.

Energy Column

The correct window treatment and sealing leaks may mean dollar savings and greater comfort

by Robert Thomason

One of the most straightforward ways to save energy and stay comfortable in your home is to pay attention to your windows. In the summer sunlight streaming through an uncovered window can make a greenhouse of a room, parboiling you or driving up your air conditioning costs. In the winter the heat will be sucked out in the opposite direction, leaving a chill or a clattery heater. Also, air escaping in or out around the edges of windows affects your comfort and your energy bill.

Selecting the best curtain or blind will show immediate results in climate control, and thus your ability to control you energy costs. The market provides a wide variety of window treatments. Thick curtains, roller blinds and shades come in a variety of styles, colors and price ranges.

In short here is how it works in the summer. Sunlight comes through the



Paul St. Hilaire

The Coalition is saddened by the death of board member Paul St. Hilaire; he died December 11, 2012.

Born on March 4, 1936 in Lewistown, Maine, he graduated from Bates College, Lewistown, Maine, and earned his PhD in physics from Georgetown University, Washington, DC. He worked for the Department of the Navy until 1995.

Paul was a member of the Tiber Island Cooperative Board of Directors for eight years and served as Treasurer/Assistant Treasure for five of those years. Paul had been a Coalition board member since 2008. He travelled extensively and was an accomplished artist.

The Coalition will miss Paul's good counsel and dry wit.

window in very short, ultraviolet rays. It warms up furniture or floors or walls in your home, and then the heat is radiated into the room as longer, infrared rays. These longer rays are too big to travel back through the window and the heat is trapped inside your room. It is the same greenhouse principle that is heating the earth's atmosphere as a whole. The trick for the homeowner is to keep the sun's rays from entering in the first place.

(Continued, Page 3, Energy)

Energy *(Continued from Page 2)*

When I moved into my apartment a few years ago, I inherited some venetian blinds from the former owner. As spring turned into summer and the temperatures rose I noticed that streams of light were filtering through the old venetian blinds, and I could feel the sun's heat directly on my skin. The air started getting a little stuffy and it was hard to set the thermostat at an efficient and effective level.

After shopping a little, I settled on honeycomb blinds. These blinds have airspaces between two form-fitted sheets of fabric; the company rated them with an insulation value of R-4. The ones I chose were off-white in color and translucent because I didn't want to darken the living room totally. (Light-blocking blinds would work better in a bedroom if one is easily woken by the dawn's light.)

Because I wanted a custom fit in the living room a company representative came to make the measurements, and a few days later an installer put them in.

I noticed a difference in comfort the first time I drew the blinds down. Those streaks of light coming through the venetian blinds were letting in a lot more heat that would seem apparent from their relatively small size. Good window treatments also have the added benefit of dampening noise, which help keep your building quiet.

In the winter things work in reverse. One wants to keep heat in, rather than keeping it out. When the shades are drawn up one can feel a bit of a chill standing near most windows. Drawing down the blinds gives some insulation to your room, and if you have a convector near a window blowing warm air the blinds directs the air away from the window.

Another way one loses warm or cool air is through cracks around the edges of windows. Studies show that in a house if you add up all the small infiltration cracks they would add up to

the equivalent of about a two-foot square hole in the wall. For an apartment, the cumulative aperture would be smaller, but the energy-conserving and comfort-controlling point is the same.

To find the air infiltration in the winter you can find the worst cracks by examining the edges of the windowpanes with your hands; gusts coming in are self-evident. It is a simple matter to get a tube of caulk from the hardware store and seal the crack. A little bit of clear caulk seals the hole right way.

Another technique for finding window leaks is to take a cone of incense and move it along the window edges. Little gusts of wind will blow the smoke from the incense, thus detecting the hole and identifying where you should caulk. A candle can be used for the same purpose, but in that case take care not to singe or set fire to anything. Also, home energy audit inspectors have sophisticated equipment that make the process more thorough; the energy wasted through cracks around windows is so significant that professional auditors spend a significant amount of time addressing this issue.

Windows are a special opening to the outside world not only visually, but also as climate control components. Upgrading the look of your apartment by getting new curtains or blinds is a golden opportunity to make it more comfortable as well.

Robert Thomason, energy chair and director of the Boston House condominium, writes frequently on energy conservation matters. He publishes the Web site www.GlobalResourcesNews.com

Electric Vehicles e-Survey Results

Nineteen people responded to our September e-survey on electric vehicles in which we asked, *What is the status of your cooperative's plans*



and policies to provide electricity for residents with electric plug-in vehicles? Surprisingly, only two cooperatives indicated that they were taking any actions concerning electric vehicles.

One cooperative (with over 200 units) has installed outlets in anticipation for electric car recharging, but has not developed a policy for their use while a second cooperative (between 50 and 100 units) is upgrading its electrical system and is considering the anticipated needs for recharging stations. The remaining 17 respondents indicated that their cooperatives have no plans to address the needs of their residents who may want to purchase an electric hybrid or totally electric vehicle.

An e-mail was sent to Coalition members that contained a table with each of the 19 individual responses.

With manufacturers increasing the number of partial and totally electric vehicles available to the public and their growing sales of this once niche market, the Coalition hopes members will continue to share their experiences on how their communities respond to initial and future demands for electric vehicle charging stations.

Attendees at the Coalition's October annual meeting were able to learn about vehicle charging stations and how some communities can actually earn income from such charging units. Go to our home page (www.CoopsDC.org) to view the Hawkins Electric Services presentation on electric charging station.

Welcome New Coalition Members!

The Coalition is pleased to welcome our two newest members:



**1731 20th Street, NW
Cooperative** with 14 units

**The Lambert Owners, Inc.
Cooperative** (1791 Lanier Place,
NW) with 17 units

Photos from CAI Expos

Meet and talk with vendors who serve homeowner associations including District cooperatives—businesses you need to know about now and in the future. Attend training classes and become more effective.



Visit us at our Allied Member information table and get a copy of the new **Co-ops 101** booklet!



Is your Co-op Missing Out on a Free Membership Benefit?

Several of our members have yet to avail themselves of a free web page on the Coalition's web site, www.CoopsDC.org. This member profile page is a **free** membership benefit. And, if your co-op has its own web site, we will link your Coalition web page directly to your co-op's web site.

Here's an example how it works for The Broadmoor Cooperative. When you go to the Coalition's home page (**Screen Shot 1**) you will see our site directory and a series of rotating photos of some of our members, in this example, it is one of Harbour Square's south buildings. To the left of the page is the web site index.

Screen Shot 1



Click on "Membership" and you will be taken to the "Members" page (**Screen Shot 2**). The members page contains a membership list. Co-ops with a web page on our web site are highlighted in red and have a **LEARN MORE** button. Notice that The Broadmoor is highlighted in red and has the "LEARN MORE" button.

Screen Shot 2



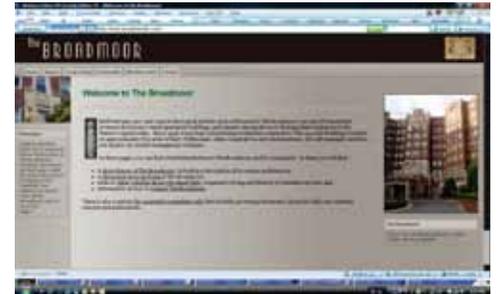
Clicking on the "LEARN MORE" button will take you directly to The Broadmoor's web page on the Coalition's web site (**Screen Shot 3**).

Screen Shot 3



The Broadmoor provided the text and the photo on the free member profile page. The Broadmoor has its own web site as indicated in the box at the top of the page with their web address highlighted in red. Clicking on The Broadmoor's web address takes you to The Broadmoor's own web site (**Screen Shot 4**).

Screen Shot 4



Why have a web page? (1) Buyers and Real Estate agents can get information about your co-op. (2) You can refer people seeking more information about your co-op to the page. (3) People outside the DC area who want to buy a co-op can find you (the Coalition web site has gotten several such requests and we refer them to our membership page). (4) People can find you. (5) It's **free**.

If your co-op is interested in creating a free member profile web page, it's easy to get started. Send an e-mail to CooperativesDC@aol.com and type "Member Web Page" in the subject line. We will send you the instructions and get you started right away!

Board of Directors

President

Carl Gerber
The Cathedral Avenue, 145 units

Vice President

Fred Dyda
Tilden Gardens, 170 units

Secretary

Art Leabman
1870 Wyoming Avenue, 28 units

Treasurer

Jill Golden
3028 Porter Street, 11 units

Directors

Paul St. Hilaire
Tiber Island, 389 units

Ted Martin
Naylor Gardens, 318 units

Stephen McKevitt
Beverly Court, 39 units

Michael O'Dell
Harbour Square, 447 units

Ray Olson
River Park Mutual Homes, 518 units

Russ Rader
The Westmoreland, 60 units

Nancy Skinkle
The Broadmoor, 194 units

Sue Stephens
The Porter, 28 units

JoAnn Wells
Potomac Plaza Apartments, 249 units

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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.



2012 has been recognized as the International Year of Co-operatives by the United Nations. This is an acknowledgement by the international community that co-operatives drive the economy, respond to social change, are resilient to the global economic crisis and are serious, successful businesses creating jobs in all sectors. For more information:

<http://www.2012.coop/en>

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Special permission is not required to reproduce articles. However, each reproduced item should contain proper acknowledgement of the DC Cooperative Housing Coalition and note the **DC|CHC News** as the source.

www.CoopsDC.org

The first place to look for a service provider

Member Profile Page

Does your cooperative have its own dedicated page on the Coalition's web site? It's free and it is one of the Coalition membership benefits. See what your co-op is missing at www.CoopsDC.org/Membership.htm and click on members with the

LEARN MORE +

icon next to their names.

Don't let your co-op miss out on this members-only benefit!



Get re-energized at WMCCAI's annual Conference & Expo - the premiere event for community association professionals and volunteers!

- ▶ Meet community association leaders
- ▶ Visit business partners and management companies who cater to your needs
- ▶ Learn how to improve yourself and your community
- ▶ Earn continuing education credits

WMCCAI 2013 CONFERENCE & EXPO
REENERGIZE
 MARCH 23 ⚡ WASHINGTON, D.C.

*The DC Cooperative Housing Coalition is pleased to once again an Allied Member.
 Look for our display table at the Expo!*

Washington Metropolitan Chapter Community Associations Institute (WMCCAI) invites you to attend the largest community association industry event in the Washington metropolitan area on **March 23, 2013**, at the Washington Convention Center.

The 2013 WMCCAI Conference & Expo will feature educational sessions on pertinent topics that affect those who live in and work with community associations. Approximately 190 companies and organizations will be on the exhibit hall floor showcasing goods and services of interest to community associations.

More than 1,700 attendees are anticipated at the 2013 Conference & Expo.

For the latest information about the Expo, visit the CAI web site:
http://www.caidc.org/cal2/EventShow.asp?event_id=452076&event_batch=1