



# DC Cooperative Housing Coalition News

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

May - August | 2012

Celebrating 28 years of service to the cooperative housing community

## Energy Benchmarking Demo/Training Seminar

### Real-time Demonstration

**Saturday, September 29**  
9am – 12:30pm

Harbour Square Cooperative  
(Details in enclosed announcement)

If your complex is between 50,000 and 150,000 gross square feet, you should have someone from your cooperative attend. Energy benchmarking regulations are going into effect. Data reporting is mandatory starting this fall. Penalties for failing to abide by the regulation can be as great as \$100 a day.

The Coalition has arranged with the DC Department of the Environment a presentation on energy benchmarking including a hands-on demonstration of the Energy Star software.

By 2014, all commercial and multifamily buildings over 50,000 gross square feet (gsf) will be required to report benchmarking data to the District on a yearly basis:

Building Size (gsf)	Utility Year Data	Deadline
200,000+	2010, 2011	Fall 2012
150,000+	2011	Fall 2012
100,000+	2012	April 1, '13
50,000+	2013	April 1, '14

The Coalition encourages all members to identify a member on their board of directors and, if it applies, their manager to ensure they will know what is expected and how to complete the task. This hands-on seminar will probably be the only one of its type to be sponsored by the Coalition. If your

building's deadline occurs in 2013 or 2014, don't wait and plan now to attend the September 29 seminar so you will be prepared.

## Energy Column

### **Reserve studies provide a vital tool for energy management planning for cooperatives**

*Robert Thomason*

In short, the reserve study is an engineering firm's opinion of the remaining useful life of building components, such as a roof or an air conditioning chiller. The replacement schedule of the study forecasts the number of years before the components need to be replaced and the estimated cost.

Assume the study says a roof needs to be replaced in three years, the a/c chiller in seven and the windows in ten. Thus the roof is the first candidate for a major energy conservation project, the a/c chiller would be next in line and the windows would be the final project. The replacement schedule has laid out a logical sequence of workflow for energy conservation.

But there are more nuggets of information embedded in the study. In our example, the fact that the roof only has three years left means that solar panels or a green roof are not good immediate candidates because they would have to be removed soon for the roof work. But they are excellent candidates three years in the future. Three years is not too much time to do your homework on such extensive projects.

Further, the fact that windows need to be replaced in ten years means that they are probably beginning to show their age. You may want to consider a caulking campaign to seal leaks. Studies show that the little cracks and small infiltration openings in a single family home add up to the equivalent of a one- to two-square-foot hole in the wall. The larger size of a multifamily building would mean that cumulative hole would be all the bigger.

Finally, the example of the a/c chiller shows how to combine the reserve study with other information. In our scenario the chiller would be replaced in 2019. This is one year before the production of legacy refrigerant R-22 comes to an end. While you may have reasons to delay other replacements (for instance, the roof might hold up better than expected), the chiller really does need to be replaced according to schedule or you would have trouble finding R-22 refrigerant the next year.

This hypothetical situation is based on real-life situations, but your own reserve study will direct you towards a plan that is meaningful to you. Familiarizing yourself with your capital component replacement schedule can help inform your work towards controlling fuel costs.

### **Save the Date!**

**Annual Meeting  
October 23**

*"Emerging Technologies"*

Details to be mailed in late September.

### 3 New Web Sponsors!

The most frequent request we get from Coalition members is for the names of management companies. We are fortunate that three have recently become web sponsors. If your cooperative needs the services of a management company, please consider the following three new sponsors. You can view their listings for contact information on our web site: <http://www.coopscdc.org/management.htm>

**Remember:** If you contact a Coalition web sponsor, please let them know that you learned about them from the Coalition web site!



#### Crescent Property Management

The Coalition is pleased to announce that Crescent Property Management is a new Coalition web sponsor and supporter of the District's cooperative housing community!

Crescent Property Management provides professional business, governance, and community management services to leading Internet services. They offer a complete and unparalleled solution for their clients. **"Our philosophy is simple: we believe in quality, service, performance, and integrity."**

*Welcome Crescent Property Management and thank you for supporting the District's cooperative housing community!*



#### Barkan Property Management

The Coalition is pleased to announce that Barkan Property Management is a new Coalition web sponsor and supporter of the District's cooperative housing community!

For over 25 years, property owners, condominium associations and cooperatives have placed their trust in the professional property management services provided by Barkan Management Company. Barkan provides stewardship for 18,000 condominiums, cooperatives and apartments, which represent over 125 communities.

*Welcome Barkan Property Management and thank you for supporting the District's cooperative housing community!*



#### Wexford Property Management

The Coalition is pleased to announce that Wexford Property Management is a new Coalition web sponsor and supporter of the District's cooperative housing community!

Wexford is a full service multi-family management firm serving Philadelphia, its surrounding suburban counties and the greater Washington, DC metro area. Wexford's goal is to provide its customers with an attentive staff, prompt and thorough maintenance service, and a clean and safe place to live.

*Welcome Wexford Property Management and thank you for supporting the District's cooperative housing community!*

### River Park Turns 50

#### Washington Post highlights cooperative in feature article

River Park Mutual Homes, one of the Coalition's founding cooperative members, was the feature article in *The Washington Post* Monday, May 14 edition (Style section, page C1) entitled "Beneath the barrels." Written by Monica Hesse, the article covered its history and its role in the Southwest waterfront's development as it

celebrated its 50<sup>th</sup> anniversary. Happy anniversary, River Park!

### Investment Seminar Well Attended

*Steve McKeivitt, Beverly Court*

Nearly 30 people attended the June 9 Investment Seminar hosted by the Harbour Square Cooperative.



Topics included why reserves are necessary and how to invest their funds; how to stay aware of a building's condition and needs; and what to do if a capital project is larger than available reserves.



*Speakers Doug White, Hayden Luczka, and John Fell*

The speakers panel were Doug White, Structural Engineer at Thomas Downey Ltd.; John Fell, Senior Vice President, Wealth Advisor, Morgan Stanley Smith Barney; and Hayden Luczka, Vice President, Regional Account Executive for Community Association Banc, a division of Mutual of Omaha Bank. Financial.

## ENERGY BENCHMARKING TRAINING SESSION FOR COOPERATIVES AND CONDOMINIUMS

- Do you know that your building may soon be *required* to report its energy performance to the DC government?
- Are you confused about the deadlines and requirements?
- Do you want to learn how to use the required software tool?
- Have questions about filling out the required forms?
- Don't know how to classify a section of your building?

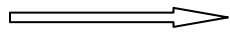
This training session will be your chance to get answers to all your questions from DC government officials responsible for energy benchmarking.

**Saturday morning, September 29, 2012**

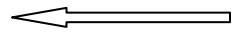
**9:00 - 9:30**    sign-in, coffee and light refreshments

**9:30 - 12:30**    training

**Hosted by Harbour Square  
500 N Street SW, Washington, DC**



**RSVP:** <http://ddoe.dc.gov/page/energy-benchmarking-registration>



To assist our members, the DC Cooperative Housing Coalition has made arrangements for the District Department of the Environment (DDOE) and the DC Sustainable Energy Utility (DC SEU) to present a *real-time* demonstration on benchmarking your building(s), just in time for implementing the requirement.

Please mark your calendars and identify the people who should attend this important technical training (responsible board members and/or manager). This free presentation will be held on September 29, at the Harbour Square Cooperative, located at 500 N Street, SW, one block south of the Waterfront (Green Line) Metro station (directions, below).

For those who do not know, the District's Clean and Affordable Energy Act requires large private buildings, including condos and housing cooperatives, to be energy benchmarked. This year DDOE will begin implementation with buildings over 150,000 sq ft. (100,000 to 150,000 in 2013 and 50,000 to 100,000 in 2014). This training will cover how to use the free, industry-standard ENERGY STAR Portfolio Manager software from the US EPA to measure and track your building's energy and water use. It will also include a detailed briefing on the latest implementing regulations from the DDOE, and a discussion of the tools and incentives available from DC SEU. The discussion and training will focus on the particular needs and concerns of condominiums and cooperatives.

**Arriving by Metro:** At the top of the Metro escalator, make a 180 degree turn and walk away from the Safeway (you will see Safeway at the top of the escalator). Walk south on 4th Street across M Street one block to N Street. Turn right at N Street and walk one block to the traffic circle. At the circle, Harbour Square's entrance is on your left, down the short drive. Walk to the Gatehouse (where there is an awning with the name "Harbour Square" printed on it) and staff will help you enter the building. The presentation will be held in the Club Room.

**Arriving by car:** From M Street, Southwest, turn at 4th Street and drive south one block (away from the Safeway located at that intersection). Turn right at N Street and drive one block to the traffic circle. At the circle, Harbour Square's entrance is on your left, down the short drive. Free, on-street parking is available on 4<sup>th</sup> and N streets by Harbour Square.

# 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](http://www.CoopsDC.org). This member profile page is a free membership benefit. And, if your co-op has its own web site, we can link your Coalition web page directly to your co-op's web site.

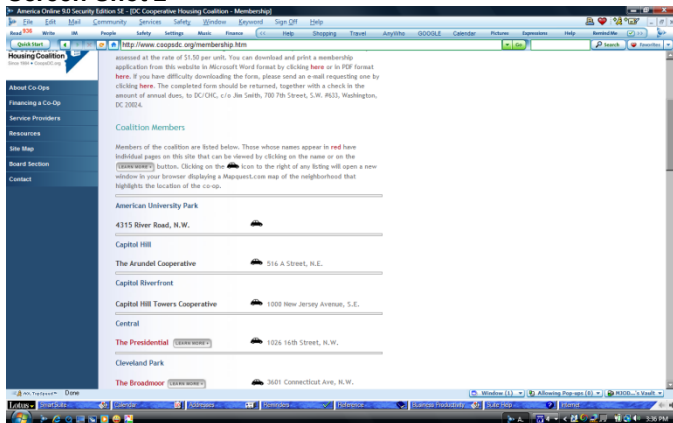
Here's an example how it works for The Broadmoor. When you go to the Coalition's home page (Screen Shot 1) you will see our site directory and a series of rotating photos of some of our members, in this example, it is one of Harbour Square's south buildings. To the left of the page is the web site index.

## Screen Shot 1



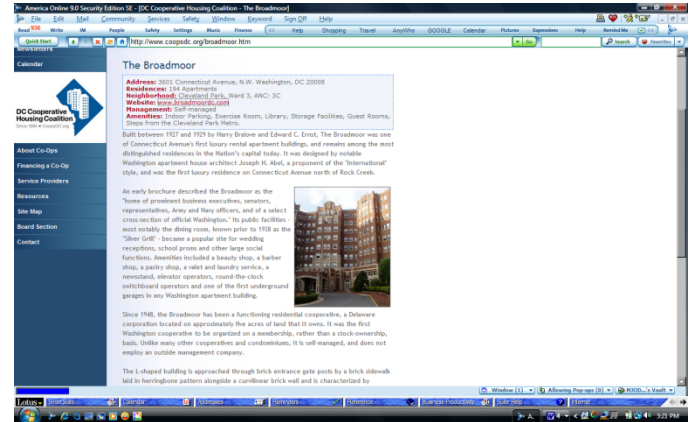
Click on "Membership" and you will be taken to the "Members" page (Screen Shot 2). The members page contains a membership list. Co-ops with a web page on our web site will be highlighted in red and there will be a **LEARN MORE** button. Notice that The Broadmoor is highlighted in red and has the "LEARN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

## Screen Shot 2



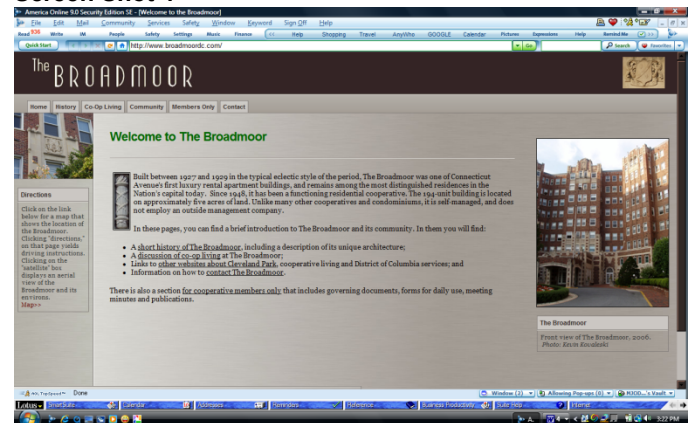
Clicking on the "LEARN MORE" button will take you directly to The Broadmoor's free web page on the Coalition's web site (Screen Shot 3).

## Screen Shot 3



The Broadmoor provided the text and the photo on the free member profile page. But The Broadmoor also 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 will immediately take you to The Broadmoor 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](mailto:CooperativesDC@aol.com) and type "Member Web Page" in the subject line. We will send you the instructions and get you started right away!

## Occupancy Limits

### e- Survey Results

*Mike O'Dell, Harbour Square*

On June 24, Coalition members were asked to respond to a set of questions related to cooperative's policies on the number of people allowed to occupy units.

The issue was raised by a Coalition member whose board was reviewing and updating their House Rules and wanted to know what occupancy limits other cooperatives had.

The results showed that only three cooperatives responding to the survey had policies or limits related to the number of people who could live in a unit (given different sizes). Results containing the individual responses were compiled into a table and e-mailed to our member cooperatives' presidents, their representatives to the Coalition, and their managers in July.

## Management Software

### e- Survey Results

*Mike O'Dell, Harbour Square*

On May 30, the Coalition conducted an e-mail survey to learn if and what software cooperatives use to track maintenance requests, mail notices, calendars, etc. The question was asked by a Coalition member cooperative as they began looking for management software, often not an inexpensive proposition and one that requires training and commitment for an extended period of time.

Small cooperatives (fewer than 100 units) responding to the survey either relied on their management company or were small enough that they could contact owners/residents via e-mail or used other informal methods. Larger cooperatives responding to the survey (more than 100 units) reported using and experiencing great satisfaction with either *BuildingLink* or *TOPS* software. Results containing all of the individual responses were e-mailed to Coalition member presidents, Coalition

representatives, and managers in June.

## Independent Financial Advisors

### e- Survey Results

*Mike O'Dell, Harbour Square*

On August 1, the Coalition conducted an e-mail survey asking members, "Does your cooperative use an independent financial investment manager/company that does not also sell their own investment product?" The issue had been raised by two Coalition members.

Unfortunately, very few members responded to the survey and of those who did, only one member responded in the positive and provided a reference, indicating that most of our members either do not use or are aware of such services.

Those responding indicated that they believed their cooperatives had too few dollars to require such assistance. Final results of the survey were e-mailed to member presidents, their representatives to the Coalition, and to managers.

## 2013 Assessments Up

### Valuations up 40 Percent

*Mike O'Dell, Harbour Square*

The District's proposed 2013 real estate tax assessment valuations for the city's market-rate cooperatives increased 40 percent from \$919 million in 2012 to a proposed \$1.3 billion for 2013. Of the 64 co-ops the Coalition tracked, proposed valuations declined for 5, remained the same for 7, and increased for the remaining 52. Individual valuations ranged from \$833,400 to \$129,369,240 with a median of \$6,640,920 and a mean of \$20,096,295. The 2013 valuations mark the second year of increasing values for DC cooperatives after a four year decline. To view the Real Property Assessment Database: <https://www.taxpayerservicecenter.co>

[m/RP\\_Search.jsp?search\\_type=Assessment](http://m/RP_Search.jsp?search_type=Assessment)

## Take Control of Your Energy Use

### Benefits to Registering PEPCO Meters

*Jill Golden, 3028 Porter Street*

Pepco has completed installation of *Smart Meters* for most residential and business accounts in the District. Customers with activated meters can now enroll in Pepco's online energy management tool to view historical data and use the information to better manage electricity consumption. Managers can register the cooperative's account and, if individually metered, co-op owners can register their individual accounts.

A copy of your last Pepco statement is all you need to enroll at [www.takecontroldc.com](http://www.takecontroldc.com) or [www.pepco.com](http://www.pepco.com).

After registering and answering a few simple questions, your personalized energy profile will help you learn more about energy use and how to conserve. The data recorded by your individual or cooperative smart meter will provide detailed information about electricity used daily and hourly. You can manage the dates and choose different graphs to see your energy consumption illustrated in different formats, compare your current usage to previous periods, and track usage against various metrics.

On June 25, 2011, the Coalition hosted a seminar focused on energy efficiency for coops (<http://www.coopscdc.org/newsletters/May-Aug%202011.pdf>). Pepco representatives informed cooperative owners about ways that smart meters can be used to understand energy consumption, manage electricity costs, and improve energy efficiency. It was evident during the vibrant question-and-answer period that there is a lot of interest among Coalition members in this subject, so register today to begin using this powerful tool.

## 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

Stephen McKeivitt  
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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202-659-6779  
[jdouglass@wtplaw.com](mailto:jdouglass@wtplaw.com)

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### Contact us:

[CooperativesDC@aol.com](mailto:CooperativesDC@aol.com)  
[www.CoopsDC.org](http://www.CoopsDC.org)



## 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>

## Reproducing DC|CHC News Articles

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](http://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](http://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!*