



DC Cooperative Housing Coalition News

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

September – December | 2015

Serving the District's cooperative housing community for 31 years

The Coalition is once again proud to participate as an Allied Partner!



CAI Expo – *Save the Date!*

Plan to attend the 2016 Community Associations Institute's largest conference and expo in the country! March 12 in the Washington Convention Center at the Mt. Vernon Square, Green/Yellow Line, Metro stop.

The Coalition is pleased to have been invited again by the Washington Metropolitan Chapter of the Community Associations Institute to participate in their 2016 Expo.

In addition to being able to meet and talk with many vendors, seminars (1-1 ½ hours long) will cover topics of interest, including, among others, rental restrictions in the age of Airbnb, and cooperative ownership and management. The Expo is perfect for both board members as well as your co-op's committee chairs and members.

The Coalition will send more information to members as the date gets closer, but save the date now! Check our web site frequently to get the latest information:
www.CoopsDC.org.

Service Providers List Inside Support those who support you

Inside is a 2-page insert listing the companies and individuals who support the Coalition and the District's market-rate housing cooperatives.

Each pays for a 12-month listing on our web site. Those listings pay for the cost of maintaining the web site thereby keeping Coalition membership dues low and stable while simultaneously providing more information to our members.

We hope your co-op will consider them the next time it needs a service. Remove the insert and keep it at your desk for easy reference. And as always, when you contact any of the sponsoring companies or individuals, let them know you learned about them from the Coalition!

New Service Providers

Three new service providers have added their names to our web site. The Coalition is pleased to welcome:



Kastle Systems

Kastle provides services to properly, efficiently and effectively implement security-related needs. Consider including Kastle Systems among any others you may contact. Their listing can be found on our web site at:
<http://coopsdc.org/service-providers/>.



Sahouri Insurance

Sahouri Insurance analyzes your exposures and needs to create custom insurance solutions that are exactly what you need. Their listing can be found on our web site at:
<http://coopsdc.org/service-providers/>.

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RCN provides high speed internet, digital cable TV and home phone service plans. Their listing can be found on our web site at: <http://coopsdc.org/service-providers/>.

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

New Member!

The Coalition is pleased to welcome another new member, The Norfolk Cooperative, a 35 unit building located at 5200 – 5220 North Capitol Street, NW. Welcome!

2015 Annual Meeting

Guest Speaker, Councilmember Mary Cheh (Ward 3)

By Art Leabman, 1801 Wyoming Avenue Cooperative (CHC Secretary)

The annual meeting was held October 20, 2015, at the Community Room of the Broadmoor Cooperative Apartments, 3601 Connecticut Avenue, NW, Washington, DC.



Councilmember Mary Cheh (D-Ward 3)

This year the invited guest speaker was DC Councilmember Mary Cheh,

who represents Ward 3. Ms. Cheh was accompanied by Dee Smith, her Deputy Chief of Staff and Constituent Services Director. In addition to discussing how they and their staff strive to address constituent concerns, Ms. Cheh and Ms. Smith and answered a number of questions from the audience.



Dee Smith, her Deputy Chief of Staff and Constituent Services Director for Ms. Cheh

Following the presentation, 11 directors were elected to the Coalition's board of directors.

Immediately following adjournment of the annual meeting, the directors met and elected officers. The list of the 2015 Board of Directors and officers appears on the last page of this newsletter.



Russ Rader, Coalition President (left), welcomes everyone to the 2015 Annual Meeting

Past Annual Meeting Presentations

It has been the custom for the past several years to have an invited

speaker or panel of presenters on various topics. The presenter in 2014, for instance, was Leland Kiang, a licensed social worker and manager of the information and referral program at Iona Senior Services. Mr. Kiang presented a comprehensive overview of the various services available to help older residents meet an array of needs as they age, including housing adaptations, in-home care, transportation, legal services, home-delivered meals, access to health care, assistive devices such as wheelchairs, and participation in social opportunities.

In 2013, the panel presentation was addressed to "steering clear of trouble with rental policies," and in 2012, there were two different presentations relating to emerging technologies: (a) relining leaking pipes and (b) charging stations for electric cars.

Other previous speakers and topics have included Marketing and promoting cooperative housing in Washington, D.C.; the District's new Impervious Surface Charge; the District's new Recordation Tax; WRC-TV Reporter, Tom Sherwood; Building your own web site; Councilmember Phil Mendelson; and John Hill, Jr., the first Executive Director of the DC Control Board.

Have a topic or know a newsmaker you'd like to see at the next annual meeting? Send us an e-mail at CooperativesDC@aol.com.

e-Mail surveys

The following surveys were conducted between May and August:

- Financial Background Checks (May)
- BuildingLink (June)
- Window Air Conditioners (June)
- Automatic Fee Increases (August)
- Marble Stone Repairs (August)
- Security Cameras (August)

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Coalition Sponsors

The following two pages contain Coalition supporters and their contact information for several categories of work frequently needed by our members. Please consider contacting these sponsors the next time your co-op needs their service.

The Coalition does not endorse any businesses, but these service providers have supported the District's cooperative housing community so consider supporting them. Sponsors are also listed on the Coalition web site (<http://coopsdc.org/service-providers/>) with additional information.

Many will have exhibits at the 2016 CAI Expo where you can talk with them about your co-op's particular needs and interests.



Don't forget: Should you contact a sponsor, let them know that you learned about them via the DC Cooperative Housing Coalition!

DC Cooperative Housing Coalition

Since 1984 ♦ CoopsDC.org



ACCOUNTANTS

[DeLeon & Stang, CPAs and Advisors](#)

301/948-9825

Contact: [Jeanie Price](#), Partner and Director of Administration

[Goldklang Group CPAs, P.C.](#)

703/391-9003

Contact: [Laura Monahan](#), Firm Administrator



BANKS

[Citibank](#)

202/302-9692

Contact: [Matthew Palmer](#), Home Lending Officer

[Community Association Banc/Condo Certs](#)

703/899-8805

Contact: [S. Hayden Miller-Luczka](#), Regional Account Executive

[National Cooperative Bank](#)

703/302-8176

Contact: [Jared Tunnell](#)



ELEVATOR MAINTENANCE AND MODERNIZATION

[Potomac Elevator Company](#)

202/244-2333

Contacts: [Ann Brien](#), Service Coordinator



ENERGY SAVINGS

[Nextility](#)

202/719-5297

Contact: [David Hoedeman](#), Business Development



INSURANCE

[Associated Insurance Management, Inc.](#)

301/812-2080

Contact: [Joe Rice](#), Vice President

[Sahouri Insurance](#)

703/883-0500

Contact: [Lauri Ryder](#), Real Estate Practice Leader

[Weaver Bros. Insurance](#)

301/986-4418

Contact: [Ron Bridge](#), Vice President



LEGAL SERVICES

[Rees Broome, P.C.](#)

703/790-1911

Contact: [Leslie Brown](#), Attorney

[Whiteford Taylor & Preston](#)

202/659-6800

Contact: [Joseph D. Douglass](#), Partner



LANDSCAPE / MAINTENANCE

[The Brickman Group](#)

301/500-4823

Contacts: [George Killian](#), Account Manager



MANAGEMENT COMPANIES

[Barkan Management](#)

703-388-1005

Contact: [Michael A. Feltenberger](#), CMCA, AMS, PCAM – Vice President

[Community Management Corporation](#)

703-230-8586

Contact: [Nick Mazarella](#), Executive Vice President

[Crescent Property Management](#)

202/505-5454; 202/491-4726

Contact: [Sam LeBlanc](#), President

Delbe Management

202-237-0187

Contact: **Scott R. Burka**, President**EJF Real Estate Services**

202/537-1801 ext. 212

Contact: **Peter Greeves**, President**Gates Hudson Community Management, LLC**

703/752-8300

Contact: **Haley Fisher**, Client Relations Manager**Paul Associates, Inc.**

202/652-9444

Contact: **Patty Floyd**, Office Manager**Wexford Property Management**

215/290-1036

Contact: **Genevieve Markofski**, Vice President – Business Development**MORTGAGE LENDERS - SHARE LOANS****BB&T Mortgage**

301-493-8361 or 301-767-6354

Contact: **Deborah Densford-Sloan**, Mortgage Loan Officer/Asst. VP**Caliber Home Loans**

240/297-3820

Contact: **Chris Washburn**, Area Manager**Clark Financial Services**

301/434-2008

Contact: **Daniel M. Caplan**, Senior Vice President**National Cooperative Bank**

202/349-7455

Contact: **Brittney Baldwin****PNC Mortgage**

301/775-0262

Contact: **George Bretting**, Mortgage Loan Officer**PNC Mortgage**

703/577-8175

Contact: **Cam Carson-Wagnon**, Mortgage Loan Officer**The PNC Financial Services Group**

202/271-1822

Contact: **JeanMarie Pace**, Residential Mortgage and Cooperative Specialist**Wells Fargo Home Mortgage**

202/895-5161

Contact: **Steve Palladino**, Branch Manager**MORTGAGES LENDERS - UNDERLYING LOANS****ColumbiaNational Real Estate Finance, LLC**

202/872-0742

Contact: **James Buckley**, Vice President**National Cooperative Bank**

703/302-8176

Contact: **Jared Tunnell****NATURAL GAS SUPPLIER, ENERGY BROKER, HEATING OIL SUPPLIER****Bollinger Energy**

443/248-3927

Contact: **Gary Murphy**, Energy Specialist**REAL ESTATE BROKERAGE****Best Address Real Estate, LLC**

202-669-4656

Contacts: **Joseph Himali**, Principal Broker & Managing Partner**SECURITY, ACCESS CONTROL, CCTV, LIFE SAFETY****Kastle Systems**

703/284-0345

Contact: Marc Silverman, Regional Director-Multifamily

**TELECOMMUNICATION PROVIDER****RCN**

301/531-2992

Contact: **Arwen Bain Cosby****TRANSFER AGENTS/SETTLEMENTS****Edmund J. Flynn Company**

202/537-1800

Contacts: **Joyce Rhodes**, President**SOFTWARE - WEB SITES****ASAA Multimedia**

301/365-5793

Contact: **Andrew Aurbach****Buildinglink.com**

703/295-0853

Contact: **Robert Garcia**

DC Cooperative Housing Coalition
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The following surveys were conducted between September and December:

- Checks & Balances - Small co-ops under 30 units (September)
- Sales and Rental Applications (October)
- Average Monthly Fees (December)
- Solar Power (December)

Member-only e-mail surveys are conducted at members' requests to enable Coalition members to share their experiences and knowledge with one another. Results for each survey are shared directly with Coalition members via e-mail.

In the works: Solar Seminar

The Coalition Board is planning the next new seminar to be held in the spring. The preliminary program includes the basics of solar projects, their purchase, installation, as well as special issues cooperatives may face when considering a solar project.

Information about the program will be sent to members in late March, early April.

Coops on the Web

By: Joseph D. Douglass, Esq.

Many cooperatives now have websites to distribute information and to attract potential purchasers. However, websites and other social media can present serious risks.

While a web presence is an important tool, we strongly recommend against any type of site, blog or other social media presence that would allow posting of anything that has not first been reviewed and approved by the cooperative. In other words, there should be no "public" forum, bulletin board, or blog on which members could post statements, comments,

pictures or other media, or engage in "chat." These things can pose serious legal and other risks. To minimize risk, the cooperative must maintain control over all content visible on the site.

Otherwise, communications that are inappropriate, defamatory, obscene, misleading, or inflammatory, as well as communications that invade an individual's privacy or that violate intellectual property rights, could give rise to claims against the cooperative.

Cooperatives could face legal claims for:

1. Defamation - Defamation occurs when a false statement, damaging to a person's reputation, is passed on to another person, orally or in writing. If members are free to post comments on the site, they may post comments that may make them personally liable for defamation, and also may create liability for the cooperative.

There may be some protection for a cooperative for defamatory comments posted on its website under the federal Communications Decency Act, which states that "no provider or user of an interactive computer shall be treated as the publisher or speaker of any information provided by another content provider." However, if the cooperative can be linked to a defamatory comment—through the act of a board member, management employee, or other cooperative representative—the Act will not shield the cooperative from liability.

2. Copyright or Trademark Infringement - Postings (by the cooperative or by anyone else) that contain text, photos, graphics, videos, sounds or other content without the author's permission may constitute copyright or trademark infringement. The Communications Decency Act does not protect against copyright or trademark infringement.

3. Invasion of Privacy - Claims can arise if personal information about members or residents, or if

unauthorized pictures of members or residents, are posted on the site.

Beyond issues of liability, the objective of clear, accurate information exchange could be defeated if anyone (intentionally or unknowingly) posts inaccurate or distorted information on the site. Others who rely on the site for information could be misled, and, at best, there could be confusion. Misinformation, anxiety and animosity can spread quickly, and the cooperative will have been partly responsible if the cooperative's site had the source of misinformation.

However, a website or other web presence should have a "contact us" capability, where members and residents can send comments or requests to Management or to the Board, without those comments appearing on the site. If the cooperative receives useful comments or questions, some of those can be posted on the site, in a manner similar to "letters to the editor" or "frequently asked questions". However, no content should appear on the site unless it has been reviewed and approved by the cooperative's designated representative.

In addition each cooperative board should:

1. Check with its insurance advisors to ensure that it has coverage for claims related to social media use; and
2. Adopt "Terms of Use" and post them on the cooperative's website. Terms of Use define what conditions a user agrees to when using the website and creates a contractual obligation for the user to comply with those terms.

The use of websites and social media is a great way for cooperatives to keep the membership informed. However, a cooperative must be careful in using these tools and must ensure that reasonable protections are in place.

Joe Douglass is a partner in the Washington office of Whiteford, Taylor & Preston, LLP. Joe works with many cooperatives and serves as counsel to the Coalition.

Columbia, May 24, 1993.

Board of Directors

President

Russ Rader
The Westmoreland, 60 units

Vice President

Lynn Ohman
Shoreham West, 60 units

Secretary

Art Leabman
1870 Wyoming Avenue, 28 units

Treasurer

Dottie Moskowitz
Tiber Island, 389 units

Directors

Fred Dyda
Tilden Gardens, 170 units

Stephen McKevitt
Beverly Court, 39 units

Michael O'Dell
Harbour Square, 447 units

Ray Olson
River Park Mutual Homes, 518 units

Nancy Skinkle
The Broadmoor, 194 units

Janet Sten
3020 Tilden Street, 20 units

John Thornburg
The Cathedral Avenue Cooperative, 145 units

Counsel

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www.CoopsDC.org

**DC Cooperative
Housing Coalition**
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About DC/CHC, the Coalition

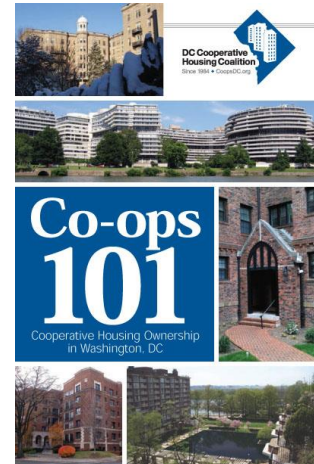
Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the 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



Co-ops 101 Free download:
<http://coopsdc.org/wp-content/uploads/2014/07/Co-ops101-PDF.pdf>

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.

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 <http://coopsdc.org/members/> and click on members with names in bold. **Don't let your co-op miss out on this members-only benefit**

www.CoopsDC.org

**The first place to look for a
service provider**