



# DC Cooperative Housing Coalition News

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

January - April | 2011

*Celebrating 27 years of service to the cooperative housing community*

## 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.

## **Seminar!** Energy Conservation Practices for Cooperative Buildings

**Saturday morning  
June 25**

**9:30-Noon**

Harbour Square Cooperative,  
Southwest waterfront.

### **Mark your calendar!**

Energy efficiency upgrades for cooperatives can be more challenging than for other types of buildings. Learn about recent requirements from DC and water and electric developments. Light refreshments will be served from 9:30 to 10:00 prior to the start of the seminar.

## **City Council Reception**

**Tuesday  
June 21**

**4:00 – 6:00**

**John Wilson Building  
Atrium (ground level)**

The Coalition is pleased to co-host this event with the Community Associations Institute. Look for details in the mail.

## Jeff Coudriet, Evans Staff Member, Dies

*Helped Coalition during transfer tax issue*



*Ramon Estrada photo*

Jeff Coudriet, committee clerk for Councilmember Jack Evan's Committee on Finance and Revenue, died on February 5, at the age of 48, of lung cancer. Mr. Coudriet helped bring together the city's OTR officials and Council personnel during the Coalition's efforts to fight the cooperative housing sales transfer tax.

Prior to his Council work, Coudriet was the director of operations at the Alcoholic Beverage Regulatory Administration. He also worked for

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



Carl Gerber, Coalition President (The Cathedral Avenue), Fred Dyda, Coalition Vice President (Tilden Gardens), Nancy Skinkle, Coalition Director (The Broadmoor,) and Jill Golden, Coalition Treasurer (3028 Porter Street)

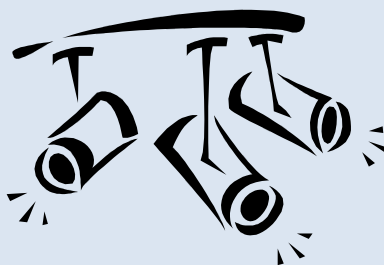
The DC Cooperative Housing Coalition was a proud Allied Partner of the Washington Metropolitan Chapter Community Associations Institute (WMCCAI)'s Conference and Expo held on March 12, the largest CAI event in the nation!

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)!



Over 100 exhibitors filled the Convention Center Hall

## 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.

## 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](mailto: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.



## 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](http://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

1797 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  
202/349-7455

Contact: [Brittney Malsbary](#)

#### PNC Financial Services Group

4000 Legato Road, Suite 800  
Fairfax, VA 22003  
703/273-1670 (office)  
703/577-8175 (mobile)

Contact: [Cam Carson-Wagnon](#), 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. Burka](#), Vice President

#### EJF Real Estate Services

2639 Connecticut Avenue, N.W.  
Suite 113  
Washington, DC 20008  
202/537-1801 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  
202/537-1800

Contacts: [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](#)



## 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**

Jim DeMartino  
Capitol Hill Towers, 344 units

Paul St. Hilaire  
Tiber Island, 389 units

Art Howland  
Naylor Gardens, 318 Units

Stephen McKevitt  
Beverly Court, 39 units

Michael O'Dell  
Harbour Square, 447 units

Nancy Skinkle  
The Broadmoor, 194 units

Sue Stephens  
The Porter, 28 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)  
[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.

## 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  icon next to their names. Don't let your co-op miss out on this members-only benefit!

## Reproducing DC|CHC News Articles

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

## Need a web site or have 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.org/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.