



The Coalition's 2025 Annual Meeting and Seminar

The Coalition's 2025 annual meeting was held via Zoom on October 23, starting at 7:00 PM. The meeting opened with a seminar: **Providing a Firm Foundation for Co-op Board Members**. Two presenters from Rees Broome's *Community Practice Group*, Kathleen Machado and Ruhi Mirza, discussed tips and tools for helping novice board members understand their responsibilities. In addition, Scott Burka, EJV Real Estate Services, spoke about best practices from a management company perspective.

Kathleen and Ruhi presented well-established advice for co-op boards to adopt, including:

- Become familiar with relevant sources of authority such as statutes and legal documents
- Know the players and how they interact (Board, Members, Management, Committees, Vendors)
- Understand and execute fiduciary duties
- Assign and respect officer roles (President, Vice President, Treasurer, Secretary); conduct meetings and maintain co-op records
- Understand management's roles and promote effective communications

Scott reinforced the need for boards and management companies to work as a team, beginning with the selection of a company that will meet the co-op's specific needs. He further stated that Boards should stay engaged with their managers, agreeing on courses of

action and making decisions on what is best for the cooperative and its shareholders.



Kathleen Machado and Ruhi Mirza

Scott Burka

The three presenters at the seminar.



After the seminar, Russ Rader, Coalition President, opened the business meeting. Owners from 23 member cooperatives attended, representing a total of 3,198 units, thus meeting the quorum requirement. The 2024 Annual Meeting minutes were unanimously accepted by a vote of the members present.

Treasurer Harold Pskowski reported that Navoya Financial LLC completed a financial review in late 2024 of the

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Joseph Douglass, Highly Regarded Coalition Attorney, Retires

We wish to honor and thank Joseph D. Douglass as he prepares to retire from active work with the DC Cooperative Housing Coalition.

Joseph, of Whiteford, Taylor & Preston LLP, has more than 35 years of experience advising on condominiums, cooperatives, and planned communities throughout Maryland and the District of Columbia, including serving as Counsel for the Coalition. As the author of state and local legislation and regulations concerning community associations, he is a nationally recognized course leader.

Educated at the University of Michigan and the University of Pennsylvania, Joe is a member of the Maryland and District of Columbia Bars.



In addition he is a member of the Community Associations Institute's National Professional Management Development Program as well as a Past President of its Washington Metropolitan Chapter. He is also a Fellow and Charter Member of the College of Community Association Lawyers.

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Annual Meeting (from page 1)

books for 2022 and 2023. That review resulted in a clean bill of health. It is planned to conduct a review in 2026 to cover the years 2024 and 2025.

Following the report of the Treasurer, a number of team reports were presented:

- International Year of Cooperatives was celebrated with a member networking reception at the Meridian International Center on September 18, 2025.
- Outreach and Advocacy efforts included addressing the suspension of the Corporate Transparency Act and the new law regarding DC's Right to Charge Law which specifies the electric vehicle charging responsibilities of community housing entities.
- Three member-requested surveys were conducted during the year including Background Checks (April), Selecting Boards of Directors (July), and Leasing (August).
- The Coalition partnered with the Greater Capital Area Association of Realtors (GCAAR) to present *Taking the Mystery out of Housing Cooperatives* in October 2025. GCAAR has requested that we continue our partnership to present important information to their members about co-op characteristics.
- The website and Members Only portal are periodically updated to improve the site's accessibility. All unit owners within member co-ops are eligible to register to use the portal.

New business conducted during the meeting included the announcement that the 2026 membership dues will remain at \$1.50 per unit. Before the end of the year, renewal notices will be sent to co-op presidents, representatives to the Coalition, and property managers. It is important

that member co-ops keep the Coalition up-to-date when changes are made with these positions.

The members in attendance voted by acclamation to elect the slate of nominees to serve on the Coalition Board for the coming year. These directors met in executive session after the annual meeting to select officers. The Board is now comprised of the following members:

- ◆ Frederick Carter (1661 Crescent Place) – President
- ◆ Matthew Buzby (The Broadmoor) – Vice President
- ◆ Harold Pskowski (3020 Tilden Street) – Treasurer
- ◆ Janis Oehmann (The Altamont) – Secretary
- ◆ Loretta Glaze Elliott (Shoreham West) – Director
- ◆ Arthur Leabman (1870 Wyoming Ave, NW) – Director
- ◆ Stephen McKeivitt (Beverly Court) – Director
- ◆ Ray Olson (River Park Mutual Homes) – Director
- ◆ Russell Rader (Westmoreland) – Director

In final remarks, President Rader expressed the Coalition's appreciation for the efforts made by our members, legal counsel, administrative assistant, and our seminar speakers who have supported Coalition objectives during the year. He singled out Karen Jones and Davis Sherman who are leaving the Board to thank them for their diligent work on Coalition projects and taskings.

Russ Rader has stepped down as President of the association; he remains on the Board. Since 2014, Russ had led the Coalition with a steady and very capable hand. Board Member Fred Carter has been elected to the position of Board President.

A Networking Reception Held by the Coalition

On Thursday evening September 18th, the Coalition held an in-person *Networking Reception* to celebrate 2025, the *International Year of Cooperatives* and to give co-op members and Service Providers a chance to get reacquainted with each other. It was held at Meridian House at Meridian International Center. This event occurred without an official agenda, only with the idea that some *in-person* socializing can be healthy for all of us. Members of the co-ops in the Coalition were invited, as well as staff from the Service Providers who advertise with the Coalition.

The grand mansion provided a fine venue for a reception. Hors d'oeuvres and wine were catered by the firm *Relish*. Several dozen people attended, including many from the real estate world. Conversations covered a



Meridian House on Crescent Place, NW

variety of domestic and civic topics, as those people present talked "co-op". It appears that a worthwhile time was had by all.



The Welcome Table at the Reception

The Coalition is proud of its various and valuable co-op housing events, in particular the useful seminars that occur each year. These seminars explore a full range of co-op living.

From the Past: The First Deliberately-Built Cooperative of DC's Modern Era

1705 Lanier Place (1924)

This attractive four-story brick structure is generally considered to be the first modern-day property in Washington that was specifically planned and built as a housing cooperative. It is certainly among the first three which were planned together, almost simultaneously. 1705 Lanier, NW was designed in 1923 by architect James E. Cooper, with a striking exterior in the Old English Tudor style. The building, with its 30 apartments, is larger than it first appears, as it drops down a hillside in the rear, adding floors. Stylistically the white stone entrance-surround of the front door contrasts well with the red brick exterior and the timbered upper floors. Inside, the building was built with the detailing and elements typical of contemporary single-family homes.

Historically, architect Cooper has become well-regarded, known for a fine mastery of the Tudor and other early English housing styles. He began his career at the turn of the twentieth century and, before World War I, was employed by several major architectural firms in both New York and Washington, DC. James E. Cooper (1877–1930) was born in Rockville, Maryland, and attended school in Baltimore, going on to Calvert Hall College. He later studied architecture at the Maryland

Institute in Baltimore and began work as a draftsman. He continued his architectural education for six years at the Ecole Des Beaux Arts Ateliers in New York.

After World War I, Cooper moved into his own practice – his first post-war permit that listed him as architect was issued in 1922.

Almost all the buildings that he subsequently designed in the Washington area were created in the next seven years. He died in January of 1930 at the age of 52.



Cooper designed mainly for developers and builders Monroe and R. Bates Warren – working well with them. His design for 1705 Lanier Place immediately added a distinctive and attractive element to the neighborhood of Lanier Heights.

In 1923, as the idea of creating this property was first being contemplated by the Warren Brothers, DC Realtor Edmund J. Flynn approached the two with the novel concept of selling the brand-new apartments as co-op homes. They agreed to the idea, and commissioned Flynn to market and sell the co-op shares for the building while it was still under construction. All of the unit-shares were sold before the construction was even complete, prompting the Warrens to choose to partner with him on several new housing projects. The two brothers straightaway followed up with a sturdy cluster of co-ops on Porter Street, just west of Connecticut Avenue. 3001 Porter Street is very similar in style to 1705 Lanier Place.

Monroe and R. Bates Warren soon became noted for their co-op projects. They later went on to create several suburban DC neighborhoods.

1705 Lanier's organizing documents, and House Rules, were apparently planned with some good forethought and utility. It also appears that these documents were used in part as a template to create subsequent norms and rules that were used to set policies in other co-ops that followed – up until World War II. Demonstrating the new situation, and how it developed, is this example: The House Rules at 1705 were carefully prepared, but very soon evolved and were modified by the building's cooperative members. Thus, children initially were not allowed to live in the apartments at 1705, but before long this rule was reconsidered and was then discarded.

Recent Surveys Done by the Coalition

The Coalition will at times take up a question from a member about a useful subject and poll our members about that issue. During the past few months, the following surveys were conducted and were shared with member co-ops.

- Background Checks (April)
- Selecting Boards of Directors (July)
- Leasing (August)

BEPS Reporting Now Required for the Smallest Cooperative Buildings

The District's Building Energy Performance Standards (BEPS) program, the result of legislation enacted in 2018 and amended in 2024, has a goal of reducing greenhouse gas emissions in the District by 50% by 2032. Residential apartment buildings greater than 50,000 square feet became subject to BEPS in 2013, while those between 25,000 and 50,000 square feet began reporting their data in 2021. The final group of buildings, those between 10,000 and 25,000 square feet, became subject to BEPS in 2025. All buildings subject to BEPS are required to report their annual energy usage to the Dept. of Energy and Environment by May 1 of the following year. With the addition of buildings under 25,000 square feet, it is likely that all our members are now subject to BEPs and must report to DOEE by May 1, 2026. For those new to reporting, information may be found on the DOEE web site at <https://dc.beam-portal.org/helpdesk/kb/benchmarking/>. The Coalition plans to hold an educational seminar on BEPS this spring before the reporting deadline.

Upcoming Seminar

This spring the Co-op Housing Coalition will be hosting an informative virtual seminar on DC's BEPS program. The event is planned for March.

Please watch for it.

Join the Coalition

If your co-op is not already a member of the Coalition, please consider contacting us. Joining is easy and the cost is modest. There are many benefits of being a part of the DC co-op community: friendly people, news for co-ops, and a trove of useful information on the sound operation of co-ops.

DOEE Establishes Condo/Co-op Subcommittee

As part of its Building Energy Performance Standards (BEPS) program, in 2019 the District's Dept. of Energy and Environment created a 17-member Task Force to advise the agency on the implementation of BEPS. The Task Force meets on a regular basis, with its members representing relevant interest groups.

Recently, the Task Force found it advisable to create four subcommittees, each focused on a different constituency subject to BEPS. One is the Condo/Co-op Subcommittee, which will advocate for the concerns of condominium and cooperative buildings as they implement BEPS. The Subcommittee held its first meeting on December 9, 2025, and the Coalition delegated Board member

Harold Pskowski to represent it. Individual buildings may apply to join the Subcommittee and some of our larger members have done so. Topics addressed at the December 9 meeting included:

- The revision of the BEPS Guidebook to reflect the 2024 legislative amendments to BEPS, with public comments being taken until January 15, 2026.
- 2026 being the final year of the initial six-year compliance period for buildings exceeding 50,000 sq. ft.
- Efforts to educate the owners of buildings under 25,000 sq. ft., who must make their first benchmarking report by May 1, 2026.

The Subcommittee plans to take an active role in representing the interests of common ownership buildings subject to BEPS.

The Coalition Website Offers a *Member Portal*

The Co-op Coalition website now has an active *Members Only Portal*, with a trove of useful information available to the members of DC Cooperatives that belong to the Coalition. Our busy nerds have recently activated a larger "Members Only" website gateway that contains resources from the Coalition, such as past seminars, newsletters, and member-survey results. When you register through the portal, you will view instructions on how to access these Coalition resources. Unit owners of member co-ops will be able to access the portal once the Coalition confirms the owner's registration with their co-op's General Manager or Coalition Representative.

Douglass (from page 1)

In his work with the Coalition, Joe was of great help. He possesses a thorough and orderly knowledge of the DC Government, and is skilled at describing the ways in which the city functions. Time and again, he offered sound counsel to the Coalition, helping it to navigate novel situations as they arose. He also watched over the Coalition's efforts as it worked to provide good advice and assistance to our member

cooperatives. Much of the solid and useful information that he provided quietly benefited the District's housing co-ops.

While we will miss Joe's participation in the Coalition's activities, we are looking forward to welcoming Jane Rogers also of Whiteford, Taylor & Preston LLP as the Coalition's Counsel.



James Smith
1947 - 2025

James ("Jim") Smith of Washington, DC, age 78, died on December 10, 2025 following a courageous battle against cancer. Jim was the long-time Administrative Assistant for the DC Co-op Housing Coalition, from which he retired in 2020. Jim will be missed.



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Supporting the Coalition

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202-319-1636
Contact: Shawn Williams

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6550 Rock Spring Drive #300
Bethesda, MD 20817
202-302-9692
Contact: Matthew Palmer, Loan
Officer

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202-349-7455
Contact: Ryan Greer

MORTGAGES / LENDERS (UNDERLYING LOANS)

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5425 Wisconsin Ave, Suite #303
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202-249-7794 Contact: Brandon
Aefsky, Assistant Vice President

Board Of Directors

President

Fred Carter
1661 Crescent Place, 55 units

Vice President

Matt Buzby
The Broadmoor, 194 units

Secretary

Janis Oehmann
The Altamont, 49 units

Treasurer

Harold Pskowski
3020 Tilden Street, 21 units

Directors

Loretta Glaze Elliot
Shoreham West, 60 units

Arthur Leabman
1870 Wyoming Avenue, 28 units

Stephen McKeivitt
Beverly Court, 39 units

Ray Olson
River Park, 518 units

Russ Rader
Westmoreland, 60 units

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To Contact Us

<https://coopsdc.org/contact-us/>

DC Cooperative Housing Coalition

Helping Co-ops Flourish



About DC/CHC, the Coalition

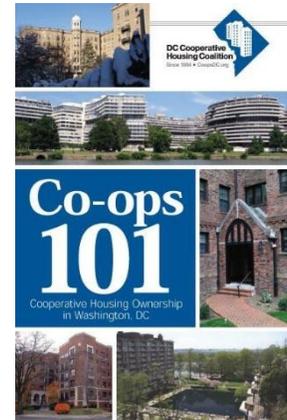
Established in 1984, the DC Cooperative Housing Coalition exists to advance the common interests of cooperative housing associations in the District of Columbia and to promote cooperative housing as a desirable form of home ownership. It is therefore both an advocacy organization that articulates the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

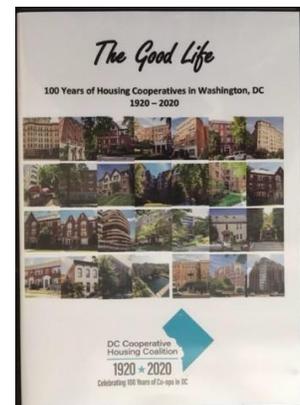
Recognizing the importance to the cooperative housing community of speaking in a single voice and maintaining the ability to respond quickly and knowledgeably to matters affecting cooperative housing, the ad-hoc group decided to form a permanent organization.

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 14, 1993.



Co-ops 101 Free Download:

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



**The Good Life, 100 Years of
Cooperatives in Washington, DC,
1920 – 2020**

15 minutes. DVD, or video:

<https://www.youtube.com/watch?v=W1wcBu3F8vY>

Visit the Coalition's Website

Please visit us at:

<https://coopsdc.org>

Check out the member page for photos of member co-ops.

The Online Place to find a Service Provider:

<https://coopsdc.org/service-providers/> Support those who support the Coalition and the District's market-rate cooperative housing community.