



50TH Annual Conference

Dear Member of Record:

In accordance with Article IV, Section 2 of the By-Laws, the Potomac Association of Housing Cooperatives hereby gives notice of the Annual Membership Meeting and Election of the Board of Directors scheduled for Saturday, April 25th, 2026 at 12:00PM. This meeting will be held at the

Bally's Atlantic City Hotel & Casino
1900 Pacific Avenue
Atlantic City, NJ 08401

This year it will be necessary to elect five (5) members to the Board of Directors. There are three (3) three year term and two (2) one year term (three elected members will serve a three (3) year term and two elected members will serve a one year term).

In accordance with PAHC By-laws, the only requirement for serving on the Board of Directors is that one be a member in good financial standing on the books and records of the Association, in accordance with Article III, Section 5; and in accordance with the Resolution of the Board of Directors, adopted on February 14, 2015, in accordance with Article V, Section 5.

One does not need to have professional credentials, specific experience, or a certain level of education. However, the candidates should, be prepared to exercise good and have time to attend Board meetings, dedicate at least 2 hours a week (if necessary), participate in the administration of the Association, and other like duties as may be required from time to time.

Detailed information about will be sent under separate cover.

Please make every effort to attend and participate in this most important meeting.

The Nominating Committee, PAHC





Celebrating 50 Years of Purpose, Progress, and People

GREETING FELLOW COOPERATORS,

Today, we pause to honor a remarkable milestone — 50 years of service, commitment, and impact. This anniversary is not just a celebration of time, but a celebration of lives touched, barriers broken, and hope restored.

Fifty years ago, this organization began with a vision and a belief that change was possible. What started as an idea grew into a movement. Through challenges, growth, and transformation, you have remained faithful to your mission and steadfast in your values. You have been a light in the community, standing when it was hard, serving when it was inconvenient, and believing when others doubted.

This journey was made possible by the dedication of those who came before us — the founders who dreamed, the leaders who guided, the board members who served, the volunteers who gave, and the supporters who believed. Because of you, this organization has not only endured, it has thrived.

But today is not only about the past. It is about the future.

The next 50 years hold new opportunities, new voices, and new victories. With the same passion, integrity, and courage that built this legacy, this organization will continue to rise, adapt, and lead with purpose.

As we celebrate this golden milestone, let us remember:

We are not just marking years — we are honoring impact.

We are not just celebrating history — we are shaping destiny.

Here's to the vision that started it all, the people who carried it forward, and the future that awaits new energetic generations.

Happy 50th Anniversary!

I believe that the best chapters are still ahead and yet to be written.

Respectfully,

Annie Hill
President

Waverly Terrace

3 more PAHC pioneers: Walter Dodd, Janice Cromwell and Barbara Johns

YOU ARE MY GO-OP
MY HOUSING GO-OP
YOU MAKE ME COMFORTABLE
THROUGH OUT THE YEAR
YOU NEVER KNOW JUST HOW MUCH
I'D MISS YOU
ESPECIALLY WHEN TAX TIME IS NEAR

TO BE SUNG TO THE TUNE YOU ARE MY SUNSHINE

BY THE PAHC SONGSTERS

*Walter Dodd
Janice Cromwell
Barbara Johns*

Happy 50th
Anniversary
PAHC

WHMH News

At The Clubhouse

Waist beads making

Greetings WHMH members, you are invited to join us in making your very own waist beads. Class limited to the first 10 members who signup.

Date: May 16 (subject to change)

Time: 1-4pm

Location: 31 N Broadway (may move outdoors, weather permitting)

Supplies, music, and refreshments provided.



Sign in

link: safetycommittee@washingtonhillcoop.com

Come ONE Come ALL HEADWRAPS Tutorial

Date: May 31, 2026

Time: 1:00 PM

Location: WHMH, 31 N Broadway, Baltimore, MD (Out back on the blacktop next to the playground)



Details: All

kinds of fabrics

work, with oldies but goodies R&B music and refreshments provided.

Note: Weather permitting.



Mildred Armstead and Peter Behringer—back in the day!

Our contribution, with thanks also to PAHC, was a historical milestone. In 2004, we paid off our mortgage, and our President wrote about it, as only he could in the 2004 Winter Your House publication.

Washington Hill News

Paying It Off
from Chester Gates

There are milestones in the life of a person: graduation, marriage, first car, first divorce, etc. We mark these milestones with celebrations because they took so much effort to attain. For graduation we had to sit through Mr. Finkle's lectures about cell reproduction. For marriage we had to sit through our father-in-law's lecture about working hard. For divorce, we had to sit through a long hearing where that cheating skunk lied. Not that we're bitter.

Co-ops have milestones too, some are wonderful and some are traumatic. This year, Washington Hill Mutual Homes reached one. In August of we made the last payment on our mortgage. It was a little earlier than we had expected, but it was done. It wasn't a surprise; we'd been following our financials carefully. It wasn't a lot of money; it was less than three percent of our annual budget. But it marked the end of an era and the end of financial controls exercised by an external agency.

For Washington Hill it meant that we had to think about the effect of the mortgage. Sure it meant paying off a liability a little each month, but it also meant that there were some things we couldn't do because of the regulatory agreement we had with our mortgager. It meant that the Board of Directors was forced to be fiscally responsible with our members' money. It meant that there was always another agency on the outside that was just as concerned with our financial well-being (read, ability to pay). Without a mortgage all of that disappeared.

Now, no one on the board or in the membership has ever expressed the desire to just forgo paying the electric bills and payroll, but everyone would love to have something for nothing, or at least a little bit less. We already do that. We offer our members quality housing at a price that can't be found elsewhere in the city. We offer them democratic control of the company that provides them with housing. We offer them the best property management team and the best looking Board of Directors. (Did I mention that I'm on the Board?) We offer them a lot, but that doesn't put an end to wishes. The Board also recognized that it while it got to announce the end of the mortgage, it would not always be there to oversee the co-op. That's why we oversaw ourselves.



At our annual meeting, the Board proposed and the membership adopted a new regulatory agreement with ourselves. It requires us to use sound financial practices, such as keeping a fully funded general operating reserve. It requires the board and the membership to

think about the health of the cooperative above any savings we might want to get by skimping where we shouldn't. It may not save the co-op forever, buildings do decay and governments do change, but we hope that we have created a document that will keep the co-op going strong for another few decades beyond the end of the relationship with our bank. Oh, and we're not at all bitter about that relationship ending.

Birds of a Feather . . .

Look what we found in our Treasure Box



A BOARD MEMBER FOR ALL SEASONS

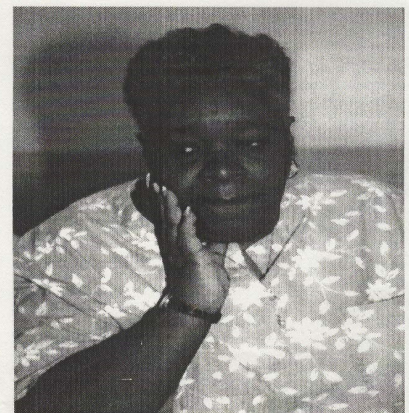
Barbara has been a member of Irongate Mutual Homes/Pear Tree Park Cooperative for the past 21-years. She served as the Assistant Site Manager for 3-years and has served on the Board of Directors for 16-years. Barbara volunteered as editor of Pear Tree Park's newsletter 6-years ago and is still going strong. For the past 9-years Barbara has served on the PAHC Board of Directors. As Regional Vice President, Barbara attends and participates in the activities of the NAHC Board.

She acts as Chairperson of PAHC's Cooperator of the Year Award Committee, and has done an outstanding job, notwithstanding co-op/member apathy.

In her own words Barbara says *"I am truly dedicated to my Co-op and PAHC and what they stand for and will always serve them to the best of my ability."*

What more is there? With great pride, Barbara serves consistently and well!

A vote for Barbara Green is a vote for the kind of strength and courage the PAHC Board of Directors needs now!



Madison Terrace hosted the PAHC 2025 Fall Workshop

Workshop Details

The PAHC Fall Workshop was held at Madison Terrace Cooperative in Washington, D.C., on Saturday, November 15, 2025. The workshop began with a presentation that addressed several important topics relevant to housing cooperatives.

Presentation Topics

- What a Government Shutdown Means for Housing Cooperatives
- Federal Housing Programs & Shutdowns
- Government Assistance Programs
- Shutdown Impact on Local Services
- Key Areas of Impact



The 2025 Conference in Pictures



Having some fun at the 2025 Conference



Recognitions

LaShon Hill, Secretary of Potomac Association of Housing Cooperatives (PAHC) and Property Manager with Vision Realty Management, LLC, recently earned her Registered Cooperative Manager (RCM) certification.

She completed the course during the National Association of Housing Cooperatives (NAHC) Annual Conference, held October 22–25, 2025, in Savannah at the Marriott Savannah Waterfront.



Ruthie L. Wilder was honored with the prestigious Jerry Voorhis Award at the National Association of Housing Cooperatives (NAHC) Annual Conference. Named for NAHC's founder, Jerry Voorhis, this is the Association's highest honor. A cooperative member for over 30 years, Ms. Wilder has faithfully served in every officer position at her home cooperative. She currently serves as Treasurer for Potomac Association of Housing Cooperatives (PAHC), where she has also held all officer roles. Nationally, she serves as Assistant Secretary for NAHC and Chair of the Grievance Committee. Congratulations, Ms. Wilder, on this well-deserved recognition!



Congratulations to all the RCM Designees of the 2025

The [National Association of Housing Cooperatives \(NAHC\)](#) Registered Cooperative Manager (RCM) designation, established in 1993, sets high industry standards for housing cooperative management. RCM training covers the history of co-ops, business operations, and ethics for property managers and board members.

Key Details of the NAHC RCM Program:

- **Purpose:** To certify professionals with specialized knowledge in managing housing cooperatives.
- **Curriculum:** Covers the history of cooperatives, professional duties, and mandatory ethics training.
- **Target Audience:** Cooperative property managers, board members, and professionals.
- **Recertification:** Requires ongoing education, including virtual ethics training, such as the session scheduled for March 2026.

Recognition: The NAHC honors top professionals with the Ida Curtis Fisher Registered Cooperative Manager of the Year Award.

Travel in time with us—mid 1990's to the mid 2000's



The Post-Winter Glow-Up Simple Spring Cleaning Tips

By Samantha Tucci [2026 March Maintenance](#)

Spring cleaning in a multifamily building is as much about protecting value, reducing liability, and showing residents that their building is well cared for as it is about simply tidying up after months of slush and salt. For managers and board members, this time of year is the perfect opportunity to reset expectations and tackle the maintenance tasks that tend to pile up over the winter.

Your exterior is the logical place to start. Winter in NYC is tough on façades, parapets, roofs, and windows. Now's the time to do a visual inspection of exterior walls, side-walks, and entryways to scan for cracks, loose masonry, damaged railings, and trip hazards. Addressing small issues now can help avoid expensive emergency repairs later, and may help you stay ahead of Local Law requirements.



Next, take a look at your common areas. Lobbies, hallways, stairwells, and elevators take a beating during colder months as well. Deep-clean hard floors, shampoo carpets, polish metal surfaces, and wash walls and baseboards where salt and grime accumulate; dust light fixtures and replace any burned-out bulbs. This is also a good time to evaluate whether the paint in your lobby and other shared spaces needs touching up, or even a full refresh. A clean, bright common area directly impacts resident satisfaction and property value.

Don't overlook mechanical rooms and amenities. Replace HVAC filters, inspect your boiler and cooling towers, confirm that preventive maintenance schedules are up to date, and schedule any needed work ASAP. If your building has a gym, lounge, or roof deck, inspect the equipment, furniture, and safety signage, and check the drainage systems in any outdoor spaces for debris to prevent ponding and future leaks.

Spring is also a good time for basic safety checks. Test your emergency lighting, as well as common area smoke and carbon monoxide detectors, inspect your fire extinguishers, and confirm that all exit signage is functioning properly. Coordinate with your super and vendors to carry out and document all of these checks—clear records protect both management and the board.

Residents have a role to play this time of year as well. As the weather warms and days get longer, consider reminding shareholders and unit owners to clean, service, and reinstall their window air-conditioning units, making sure that the brackets supporting them are secure and seals are maintained to prevent leaks. Residents should also take a look at their balconies and terraces to remove any built-up debris and clear drains to avoid water pooling. It's also wise to test in-unit smoke and carbon monoxide detectors, replace aging batteries, and check for plumbing leaks under sinks that may have developed over winter.

Finally, communicate with your shareholders or unit owners about projects—both completed and upcoming. Remind them about balcony cleanliness, HVAC servicing, and bulk trash procedures.

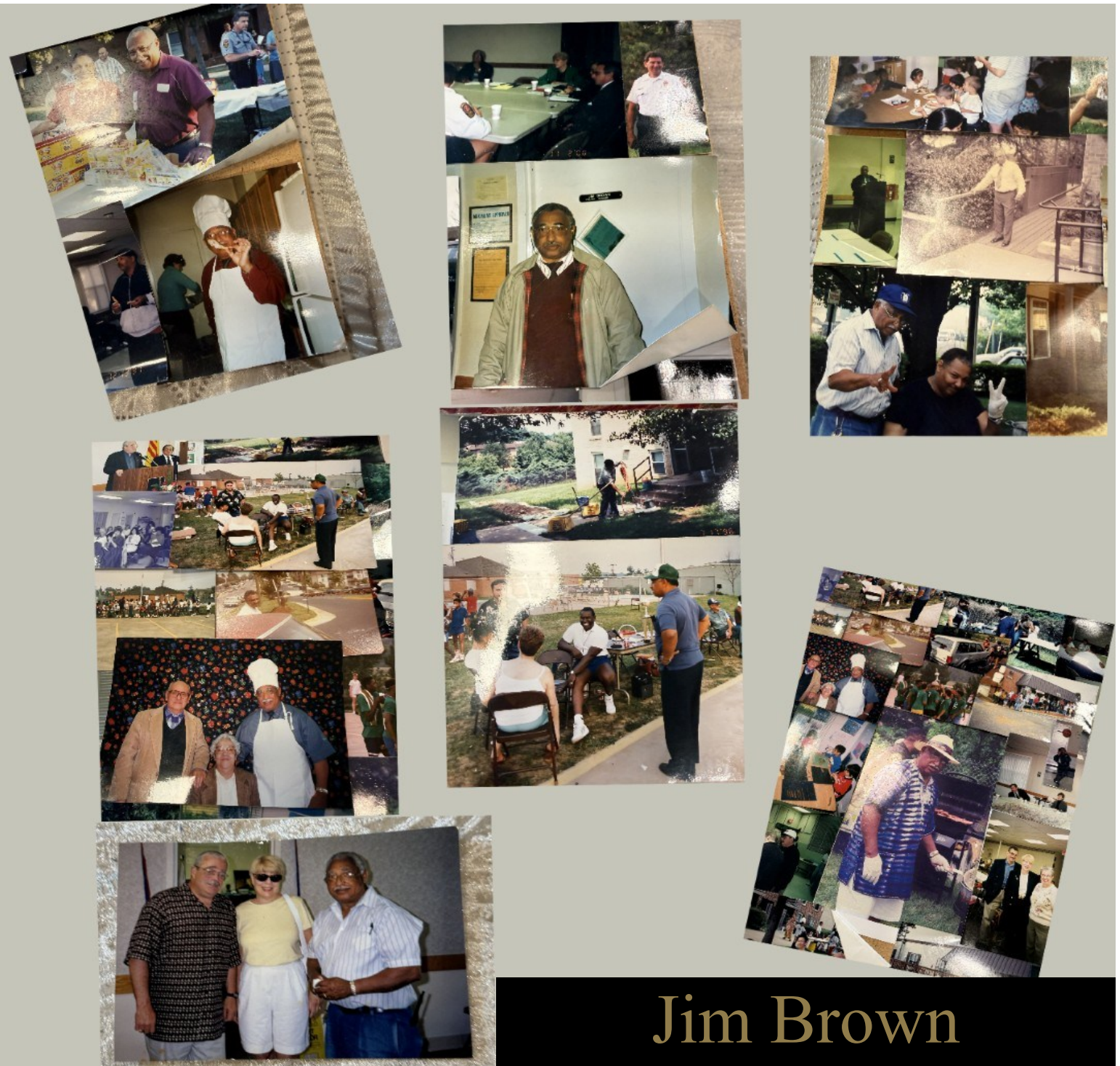
A little proactive beautification and upkeep inside and out sets the tone for the year, helps minimize risk, and keeps your building running smoothly long after the last grubby snow-pile has melted.

Those were the days . . . With plenty more to come!!



Yorkville News

Tribute to their time with . . .



Jim Brown



50 years later and the internet finally has opinions about us... 😊

Here's some of what they're saying—don't worry, we only kept the good ones. 😊

Founded in 1976 by representatives from 13 housing cooperatives and one condominium association, the Potomac Association of Housing Cooperatives (PAHC) is a regional organization focused on educating, representing, and fostering the growth of housing cooperatives in Maryland, the District of Columbia, and Virginia. PAHC is a member of the National Association of Housing Cooperatives (NAHC) and plays a key role in regional member training.

Key Aspects of the Potomac Association of Housing Cooperatives (PAHC):

- **Establishment:** Founded in 1976, PAHC emerged as a regional support structure for cooperatives in the DC/MD/VA area.
- **Mission:** The primary purpose is to provide education to board members and members of co-op communities, fostering collaboration and stability.
- **Key Activities:**
 - **Training and Events:** Organizes training sessions, seminars, and an annual meeting covering tax, administrative, and maintenance topics.
 - **Development Support:** Assisted with the creation of Baltimore City housing cooperatives and provided leadership training for their interim Boards of Directors.
- **Affiliation:** PAHC is an active member and partner of the National Association of Housing Cooperatives, often assisting in national conferences.



Dear PAHC 2025 Annual Conference Facilitators,

We wanted to take another moment to say thank you . . .

- **Jeffrey Turner** – Board and Management Relationship Roundtable
- **Tameesha Hill** – How To Manage At Risk Behaviors
- **Bernard Cook** – Fair Housing
- **Daniel Costello** – Death of A Member (Unit's Holdover)
- **Vernon Oakes** - Selection Criteria/New Membership Orientation
- **Shymaine Davis** - Financials
- **Mario Lloyd** – Grants and Resources for your Cooperative

. . . for everything you contributed this year. Because of your time and effort, we were able to serve cooperative housing families. We're grateful you chose to give your time to PAHC, and we hope you'll join us again. In the meantime, thank you for giving us your time. You know how much it means to everyone.

With deep gratitude,
The Potomac Association of Housing Cooperatives, Inc.