



A Word from Our President

Like any successful cooperative housing community, MAHC's solid foundation begins with you: our members and partners. Your commitment, ideas and sense of community contribute to our success and make our work possible. Much of the change you have seen in recent years at MAHC is due to your input.

You have requested more communications between us and updated training. We are making some important changes. Our flyers and brochures being updated. We plan more frequent newsletters and informational updates for our cooperative. MAHC will be in better contact with our members.

We have and continue to update our conferences with newer classes, training material, better luncheons food, continental breakfasts, and a treat in the afternoon break. We continue to look for fun locations. We added "Strut You Stuff" back at the awards luncheon and added tours before the conference.

Continued on page 2:

In This Issue:

Presidents' Article	1
Coop Mentor You Should Know	1
Get a Quorum a Your Meeting	4
NAHC's Jerry Voorhis Award	5
CCS Classes	6
Management Highlight	7
Coop Highlight: Noble Square	8
Remembering Shirley Hardiman	9
Coop Highlight: Concord	10
New Marketing Coordinator	11
2020 Census is Coming	12
MAHC 2020 Conference	14
MAHC Board Members	15

In every MAHC Newsletter we are highlighting cooperatives, management that work to promote the Cooperative Way.

It's not often that you meet people that leave a lasting, profound affect on your life. It is certain that we all are impacted by people who are driven with a purpose to make a change. People that have a desire and willingness to serve for all the right reasons have a lasting affect on each of us. The MAHC Newsletter will feature a mentor who has left a mark on the Cooperative Movement.

A Coop Mentor You Should Know: Rob Kirkpatrick

Honesty, Integrity, Commitment and Compassion. These are but a few words that come to mind when describing Robert S. Kirkpatrick, Jr. (Rob). he is a friend and mentor to the employees. His drive for excellence constantly pushes each one of us to try harder, dig deeper, and to reach higher for each Member of our Cooperative Family.

Rob's dedication is to each individual Cooperative and to the Cooperative Community as a whole. In Indiana, for example, he single-handedly led the charge to place Cooperative Housing in a different tax bracket – a change that would have a huge financial impact on these not-for-profit organizations. *Continued on page 4:*

President Rich Berendson continued:

We have moved our office to a bigger location and have added a Marketing Coordinator to our staff.

Our new location is: 10882 Beech-Daly Rd, Taylor, MI 48180

The new location allows us to spread out and work more efficiently. We also needed the room for the new Marketing Coordinator. We recognize that in order to keep up with the changes in the industry that we all face daily; our marketing coordinator Ben Sanders will be contacting you to keep in touch and see your needs.

We are increasing the number of articles in our newsletter. The newsletter will be on a regular timeline. We will be working to update the website with more information. We will soon be adding a social media presence to expand our outreach to MAHC members

We are the only organization to provide cooperative certification for board members. We are now presenting a totally revised and updated manual, just completed in December of 2018. The manual includes some previous materials that have been updated and rewritten and many new additions as well. The manual, the PowerPoint slides, the test, and the instructor's manual (including a small property prototype manual) have all been added, updated, and reworked to keep it exciting, dynamic, and pertinent with new information.

Continued on page 3:



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President Rich Berendson continued:

There is now one class for all designations, with material for all that want to understand Cooperative Management, cooperative day -to-day challenges, and ways to consider or reconsider how to get and keep your cooperative out in front. This year we have presented CCS classes at the annual conference, in addition to area classes in Kansas City, Mo, Taylor MI, and Chicago, IL. We have also been teaching classes locally for you with topics including New Board Member, and other pertinent issues.

Our registration procedure for the MAHC Annual Conference has changed to online registration. This allows us to send out confirmations after your register, as well as email you information just before the conference on local information and good to know things about Denver. You can add to, change or update your registration online.

Notice!!!

We will be sending out the newsletter by email starting in July of 2020. Please give us your email address so you do not miss it. Anyone who wants to continue to receive it by mail must contact the office. Staff will take your information and put you on the list to continue to mail it to you.

New free training manuals and forms.

On the [website under information sharing](#) we have manuals like:

- **New Board Members Training Manual**
- **Cooperative Dictionary**
- **Cooperative Training Information**



We also have sample RFP for management agents, accountants, lawyers, sample committee changes, disaster plan, long-range planning forms, Reasonable Accommodations sample log, and a marketing form. The sample forms are in a format that you can easily change and work with for your cooperative. I have put samples on the home page with a link to the information sharing page.

The MAHC Annual Conference every spring is our premier educational and networking event. The three-day conference offers both beginning and advanced workshops on a wide range of topics. This year we are in Denver CO. This is a new destination and will be lots of fun,

Of course, all of this expansion is exciting, but our focus still remains fixed on providing you superior customer satisfaction. For us, customer service is not a department, it is an attitude.

MAHC continues to dedicate itself to ongoing education for the Cooperative Community. We recognize that in order to keep up with the changes in the industry that we all face daily; MAHC needs to continue to offer exciting, dynamic, and pertinent certification and education.

Richard Berendson
MAHC President

MAHC Profile: Rob Kirkpatrick (continued)

After two (2) years of perseverance and a whole lot of education for Indiana state representatives...the battle was won! The end result was Cooperative financial savings in the thousands of dollars and a fair assessment for property taxes.

Rob is a huge proponent of Cooperative education – which is why he offers unwavering support of the MAHC organization. During team meetings of staff, he has often reminded each of us that we are ambassadors for Cooperatives and that the best manner to serve them is by and through our hard work, dedication, and EDUCATION. He tells us to never lose sight of the fact that getting in front of Cooperative leaders at the MAHC Conference is an absolute privilege not to be taken for granted.

It's not often that you meet people that leave a lasting, profound effect on your life. It is certain that we all are impacted by people that are driven with a purpose to make a change. People that have a desire and willingness to serve for all the right reasons have a lasting effect on each of us.

Rob's passion for the Cooperative Community was never more evident than when it was expressed through his tireless pursuit of helping to organize housing cooperatives. He worked side by side with distressed Cooperatives to educate and lead them to go on and become successful efficient communities.

HOW TO GET A QUORUM FOR YOUR NEXT ANNUAL MEETING.

In the last MAHC Messenger (July 2019) we learned the difference between a Quorum and a Majority. Every year at your annual meeting you need a quorum to make the meeting official and conduct business. Here are some ways to achieve your quorum.

- 1) Publish, Publish, Publish. The specific date may be determined by your By-Laws. Make sure everyone knows the when and where of the meeting. Publish an agenda with statements from the board candidates up for election.
- 2) If your By-Laws allow absentee ballots, they are a good way to get a quorum. Members can cast their ballot in the office. Place the ballot in a lock box to which only the board has the key. Open the ballot box at the meeting when votes are counted.
- 3) Now we can do things that are more fun for members. Drawings for cash will bring members to the meeting. Food is a very big draw. The coop can supply the main course and members bring sides and dessert.
- 4) You can also get a guest speaker. Police and fire departments are more than willing to talk about security and fire safety. Do police one year and fire the next. Many fire departments have equipment they can set up outside. They have a small controlled fire and people put it out with a fire extinguisher. Most people have never used a fire extinguisher. After the adults were done the fireman taught the kids that had gathered to watch.

The above items will make for a better meeting with members more likely to attend. With food, drawings, absentee ballots and guest speakers, be prepared to have a quorum and a successful meeting.

By Mike Reading, State Vice President Kansas and Missouri

Randy Pentiuk Receives NAHC's Jerry Voorhis Award

Randy Pentiuk, MAHC Vice President for Michigan, received the prestigious Jerry Voorhis Award at the National Association of Housing Cooperatives (NAHC) Annual Conference. The Jerry Voorhis Award is NAHC's highest honor, recognizing significant leadership in both the theory and practice of cooperative housing. NAHC created the lifetime achievement award in memory of its founding father, Jerry Voorhis; a man of impeccable integrity who taught and applied the use of basic cooperative principles.

The Award honors an individual who has shown a long-term commitment to and consistent application of the basic Rochdale principles and practices as applied to housing cooperatives. Randy Pentiuk is certainly a worthy recipient. Since 1985, he has been involved in all aspects of representing housing cooperatives.



Randy believes in, and does his best to teach, apply and widen the use of basic cooperative principles. Randy serves actively on a leadership level in both NAHC and MAHC and in his local community. Randy frequently teaches courses at both the NAHC and MAHC Annual Conferences and has written legal articles for their publications.

Randy publishes the Michigan Cooperative Law Journal, providing timely and informative material to the Boards of all housing cooperatives. He has written numerous articles on the subject and three primers, including the "Cooperative Law Primer," "100 Ways to Improve Your Cooperative," and "A Primer for New Cooperative Board Members," which is available for free to Board members.

Randy has set up a website called National Cooperative Law Center at nationalcooperativelawcenter.com, featuring helpful articles to aid in handling complex legal issues. He has also organized a group of professionals to hold local forums to facilitate, study and discuss legal options for coops. Randy works to promote networking opportunities for cooperatives to exchange experiences when wrestling with identical concerns.

Cooperative housing has reached a critical crossroads and faces a multitude of converging challenges that threaten the future of our unique form of home ownership. Now, more than ever, Board members must be prepared and equipped to respond to the questions and critical issues confronting them. Now, more than ever, cooperatives need the support and guidance of mentors like Randy Pentiuk.

Certified Cooperative Specialist Classes!

August Certified Cooperative Specialist (CCS) in Independence, MO

On the 3rd and 4th of August 32 outstanding people came together and took the Certified Cooperative Specialist (CCS) class in Independence, MO. Six Cooperatives with Board Members and Staff came together for a dynamic class for certification and recertification for this designation. The participants were wonderful, and as you can see from the picture, this was a particularly good-looking group!

The class was held and hosted by Independence Square Townhomes and held in their clubhouse. The interaction between staff and board members was amazing and helped to keep the class of interesting and focused on learning the facts. The class progressed through the workbook and exercises and finally the test. Congratulations to all that attended and those who helped make this another cooperative housing educational success.

Marlene Dau, MAHC Educational Chairperson



October Certified Cooperative Specialist (CCS) in Taylor, MI

Cooperative Housing education took another step forward on October 5th and 6th at Georgetown Place in Taylor, Michigan. Twenty-five Board Members, staff and professionals attended the MAHC Certified Cooperative Specialist class held in the attractive coop clubhouse.

MAHC Vice President Blaine Honeycutt, Marlene Dau, Karen Harvey and April Knoch were all outstanding instructors. There was plenty of back-and-forth and informed questioning, making for a lively educational experience.

MAHC Office Manager Annette Dukes and new MAHC Marketing Director Ben Sanders both attended, with both qualifying as Certified Cooperative Specialists.

Georgetown Place is a very pleasant and attraction cooperative community conveniently located in the heart of Taylor, MI. The welcoming campus was in the early stages of dressing up for Halloween, combining late summer flowers with scarecrows and seasonal décor. Special thanks to Kathy Honeycutt, who volunteered her time to provision the hungry attendees with donuts and bagels for breakfast and pizza for lunch. Cooperative education combined with the brisk autumn weather certainly contributed to healthy appetites!

Blaine Honeycutt, MAHC Vice President



MAHC Management Highlight: Marcus Management

Marcus Management, located in Farmington Hills, a family owned and operated company specializing in the management of Townhouse Cooperatives, Condominiums and Homeowners Associations. Marcus Management is a proud MAHC member and dedicated advocate for the Cooperative Housing Community.

Ralph's first experience with housing cooperative was as a small boy, about 7 years old, when his family moved into a cooperative in Clinton Township, there began the genesis of Marcus Management, Inc. Founded by Al and Estelle Marcus

Mr. and Mrs. Marcus retired in 1992 and Ralph became responsible for the daily operations of the company. He oversees all property management functions to the firm's clients. Since 1992 the number of housing units with his oversight and management has successfully doubled. Ralph has been very instrumental in affecting State legislation and has written the regulations that made it possible for Cooperatives to qualify as homeowners under Michigan's Homestead Act, saving Michigan Cooperatives literally millions of dollars since 1993. He is also a trainer for the annual Cooperative Housing Conferences, consults for the Michigan Federation of 213 Housing Cooperatives and also serves on the Board of Directors of Volunteer of America - Michigan.

Marcus Management has earned the reputation of providing high quality, professional services, to its properties by overseeing the details involved in managing the properties on a day to day basis by the principle owners or a senior property manager. This special emphasis on personal contact has afforded the properties in our portfolio to experience the highest degree of success in overall financial and physical management. This qualification allows for maximum operational efficiency and assists the Board of Directors in accomplishing its goals in a highly effective manner.

Some of the more common topics for which Marcus provides consulting services include: Mortgage Payoff for Cooperatives, Long Term Financial Planning and Investments, Strategic Planning Sessions, Operational Systems Analysis and Physical Property Evaluations.

Ralph, Kimberly and Justin Marcus carry on the rich family tradition of serving housing cooperators. Their passion for the Cooperative Community was never more evident than when it was expressed through Their tireless pursuit of helping to organize, promote and train housing cooperatives board of directors.

MAHC Coop Highlight: A Golden Celebration to Be Remembered for a Long Time to Come: Noble Square Cooperative's 50th Anniversary Celebration

On the evening of Saturday July 27, 2019, Noble Square Cooperative celebrated its milestone 50th anniversary. Noble Square Cooperative, located in Chicago, Illinois, has now been thriving for half a century! The highlight of the evening was the presentation of "Golden Member" awards, distributed to the 30 members of the Cooperative who have been at Noble Square from day one.

The celebration was a grand event. Stories and anecdotes were shared, songs were sung, friendships recalled and photos from the last 50 years were on display. Several speakers addressed the people attending the celebration. One of the special guests of the evening was the Richard Berendson, President of Midwest Association of Housing Cooperatives (MAHC).

Mr. Berendson presented a beautiful award to Noble Square Cooperative from MAHC to commemorate the 50th Anniversary milestone. The award was as much an honor to give as to receive. The multi-layer anniversary cake was almost as high-rise as Noble Square itself. The evening was capped off with plentiful food, refreshments and entertainment from a live band. While this event is now part of the history books for Noble Square Cooperative, it will be warmly remembered for years to come.



Remembering Shirley Hardiman: Neighborhood Commons Cooperative Board Member and President

The Neighborhood Commons Cooperative combines prime urban location and lifestyle with affordable housing. Located just off North Avenue in the heart of Chicago's Lincoln Park and the theater district, the Commons offers an attractive, secure housing option for working families. Shirley Hardiman was a pillar of support for the cooperative and the community at-large. She will be deeply missed by all who knew her.

"We look out for our neighbors and each other," said Neighborhood Commons Cooperative President Shirley Hardiman. "We believe in our community's common goal of maintaining a clean, safe place to live and raise a family." Ms. Hardiman served as a Member and an Elected Board Officer of Neighborhood Commons Cooperatives for more than three decades. She held the position of President of the Board of Director upon her transition.

"Neighborhood Commons is a staple in Lincoln Park," says former 43rd Ward Alderman Vi Daley. "I enjoyed working with them. They strive to make sure their property is well kept, their children go to the best schools, and they certainly care about the community. There wasn't a time that I didn't hear from the Neighborhood Commons President asking me how we could work together to make the property on North Avenue look more like the landscaping on Michigan Avenue."

Coop management has come from Tailor Made Property Services for the past nine years. Shirley Hardiman was impressed by the wealth of experience that Tailor Made president Marlene Dau brought to managing the coop. The Board of Directors recognize this experience as one of their greatest assets with respect to the upkeep and viability of the property.

Parents in the Commons are active in their children's schools, including Abraham Lincoln Elementary, Lincoln Park High School and Newberry. Many of the student residents of the Commons have gone on to secure advanced degrees. One such example cited by Hardiman is Sally Nuamah, who completed her doctoral degree in political science at Northwestern University in 2016.

Sally was named a post- doctoral fellow at the Princeton University and a Women and Public Policy Fellow at Harvard University's Kennedy School of Government. In the fall of 2018, Sally was appointed as a tenure track professor at Duke University.

Shirley Hardiman once said,
"We're proud of our children, our intergenerational heritage, our long-standing history in our community and our commitment to make Lincoln Park the best it can be."



MAHC Coop Highlight: 10th ANNUAL CONCORD FAMILY SAFETY DAY!

On Saturday, September 21st, 2019 from 1 p.m. to 5 p.m., The Concord Consumer Housing Cooperative Board of Directors hosted the 10th annual "Concord Family Safety Day" for our community. **CAN YOU BELIEVE IT?! THE TENTH ANNIVERSARY!!!**

The event provided safety information from our local police and fire departments along with the Michigan Masonic Child Identification Program to families and their children. It is a great program for not just children, but any age.

We promote this event to provide information to our community to help ensure that our families have the necessary means to keep their children safe.

This event is made possible by donations from our business associates, local businesses and contractors. All sponsors are posted at the event to promote their respective business and thank them for their continued support. They are also invited to join the festivities!

Our goal was to make this Tenth Anniversary the Biggest & Best Ever! And did we Ever! Along with the serious safety information provided to our families, we had **So Much FUN!** We had hot dogs, pizza, cotton candy, sno cones, popcorn, cookies, juice boxes, and lots of candy! There were pony rides, a petting zoo, big fire trucks to climb on, a bouncy house, a DJ playing tunes, and face painting. Even Spiderman showed up and joined in the FUN with games and balloons!

We Owe A Great Big Thank You to all of our volunteers, sponsors, and contributors! Because of their generosity, we were able to raffle off, two power four wheelers, 10 bikes and helmets, 12 tablets, two laptops and the **Big Family Prizes, two smart flat screen televisions! One which was hidden and brought out at the end for a BIG SURPRISE!**

All of our Concord Members and Friends had an AMAZING time that will not soon be forgotten. We feel truly Blessed! We hope we can continue to host this event for many, many years to come!

Sincerely,

**Concord Cooperative Board of Directors,
Karen Harvey, Secretary**





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New MAHC Marketing Coordinator: Ben Sanders

Ben Sanders has started work as the new Marketing Coordinator for MAHC. He brings a lifetime of experience in marketing, publications and education. Ben spent the last 15 years as communications director and copywriter for a national franchise. His responsibilities with MAHC will include redesigning publications, the newsletter, social media, the website, and outreach to new and prospective MAHC members.

Ben feels confident that his prior experience has prepared him for his new role, since his career path has included publications, graphics and education. "MAHC is at its core an educational institution. I have had the pleasure of teaching at the university-level at institutions in both Illinois and Michigan. Working with MAHC is very much like getting ready for class," according to Ben.

MAHC President Rich Berendson is giving Ben plenty of support in the form of new computer equipment, software and the new MAHC office setup. Office Manager Annette Dukes has been very helpful as Ben gets used to his new role. Ben and Annette attended the October CCS class at Georgetown Place and are now both Certified Cooperative Specialists.



Stand Up and Be Counted!

The 2020 Census is On the Way

Preparations for the 2020 US Census are already underway. The collection of data will commence in early 2020, with census postcards going out in March. Coop Board Members should be aware of the importance of getting everyone in their communities counted.

The Census is the basis for the apportionment of congressional districts and the allocation of federal funding to local governments and initiatives. The failure to be counted can be costly.

Coop Board Members can take steps to inform their communities of the importance of the census. They should encourage everyone to fill out the census, with the confidence that their privacy will be protected. The Census Bureau doesn't share information with law or immigration enforcement agencies or use the information to determine benefits eligibility.

The Census Bureau is working with a network of volunteer Complete Count Committees (CCC) to increase awareness about the census and motivate residents to respond. Information about 2020 Complete Count Committees is available at

www.census.gov.

Special thanks to Cyndy Philips for bringing this issue to our attention.



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Space is running out. If you are interested in advertising in the

The MAHC Messenger

please notify:

Karlynn Wilburne via email at: MAHCeditor@gmail.com.

Counselor's Corner

Just on the heels of another housing conference, the issue which popped up on countless occasions was regarding policies for Board Members attending these annual conferences. Some Board Members think this is a right, not a privilege to attend these annual conferences, which are usually held in cool locations, hundreds of miles from home.

Wrong. Don't believe me? Check your Bylaws. Find me a provision which guarantees a Board Member the right to attend these conferences, which we should mention come at a considerable expense to the membership. It's a privilege not a right, and it should be treated as such.

If you were lucky enough to go, you were not only given an opportunity to represent your cooperative but more importantly to learn valuable tips to implement for your community. Unfortunately, not everyone can go every time due to finances of the cooperative, and those that do attend, do not always live up to their end of the bargain by attending classes as they should.

Boards should establish policies with clear expectations for those who do attend these conferences and set forth consequences for those who do not live up to their obligations, if they go. Keep in mind that Directors have a fiduciary responsibility to their Members to not only attend classes at these conferences, but to assure they implement this training when they return home, which is intended to improve their operations and governance.

Failure to live up to your fiduciary responsibility in this regard does not justify the investment made by your Members who sent you there on their dime, and may result in being denied future attendance.



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57th Annual Conference DENVER 2020 May 17-20, 2020

Come join us in Denver this spring for the Cooperative Housing educational event of the year. MAHC is recognized as the Nation's leader in training, education and support services for Housing Cooperatives. The MAHC Annual Conference features many ongoing educational opportunities, including classes and workshops. Attendees will be able to meet and share ideas and practices with coop members, as well as service professionals and vendors.

Downtown Denver and the metro area offer a world of dining, shopping and recreational attractions. To start with, you can discover the 16th Street Mall, located in downtown Denver. The mile-long, pedestrian- friendly mall is packed with shopping, restaurants and interesting attractions.

Information about tours and destination venues will soon be available.

Conference Registration

Saturday: May 16, 2020
12:00 PM—5:00 PM

Sunday: May 17, 2020
12:00 PM—6:00 PM

Monday: May 18, 2020
8:00 AM—5:00 PM

CCS Class

Saturday May 16 2020
8:00AM - - 5:00 PM

Sunday May 17, 2020
8:00 AM - Till done

New Board Member Class

Sunday May 17, 2020
1:00 PM—5:00PM

First Time Attendees

Sunday May 17, 2020
5:30PM—6:00PM

Reception

Sunday: May 17, 2020
9:30 AM—10:00 AM

Opening Session

Monday, May 18, 2020
9:30AM—10:00 AM

Awards Luncheon

Monday : May 18, 2020
12:00 PM—2:00 PM

Annual Luncheon

Wednesday: May 20,
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Annual Meeting:

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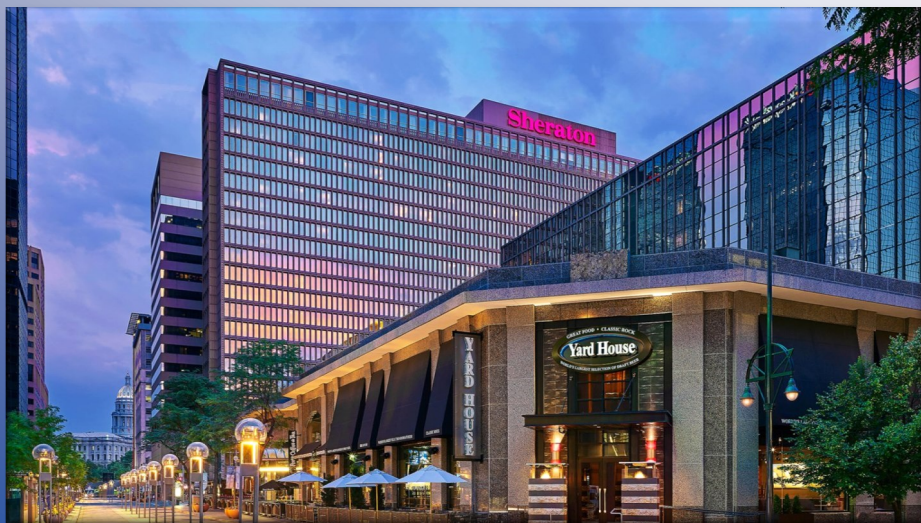


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**57th ANNUAL
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May 17-20, 2020



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Midwest Association of Housing Cooperatives Quarterly Newsletter Enclosed



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Annual Conference—Denver, CO

May 17-20, 2020

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