



MAHC Messenger

July 2019

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LOOK FOR THESE FEATURES:

- **New Board Members (Page 2)**
- **2019 Award Winners (page 6)**
- **What's in the Numbers? (page 9)**
- **Bradford Townhouses (Page 12)**

INSIDE THIS ISSUE:

A Message from the President	1
Welcome New Board Members	2
2019 Award Winners	6
What's in the Numbers?	9
Robert Rules	11
MAHC Profile on Cooperatives	12
MAHC Board Members	14

JULY 2019

**RANDALL
PENTIUK, ESQ.
EDITOR-IN-CHIEF**



The 2019 MAHC Annual Educational Conference provided yet another successful, innovative and informative program, filled with opportunities to build your professional network. Each year this event allows you to learn, reflect and engage with colleagues from around the country. Topics covered included fair housing, ethics, legal structure of co-operatives, policy making, decision making, financial integrity, and battling renter mentality in today's cooperatives.

Comments from the Conference Attendees:

"It was awesome," said a Co-oper who was attending for the first time. "The speakers not only knew what they were talking about, but they were very open to questions and engaged with the audience, which is different from many other conferences I have attended. I was blown away by the amount of knowledge and experience many of the speakers have in Co-operatives. I learned a lot."

.....

This information is a necessary avenue for maintaining a healthy view of what is needed to protect both the members and the co-op. This class should be a year-round training. Awesome Class!!!!!!

.....Kenyetta Gamblin

Covered material and expectations! I was very excited before coming in anticipation [of conference]. Had no idea of the range of topics and intensity. This is so important to All-in decision-making roles. Handouts, workshop and visual graphics were of "primo" quality.

.....Nancy Elizabeth Brown-Smith

The class was very interesting, knowledgeable & helpful. It illustrated how you can make money for your coop, by improving on things that are so costly, but also how you can keep your members happy.

.....Rosemary Davenport

This is a well-needed workshop! They covered a lot of ground that could happen – so much more than I expected! Great Job!.....Bernice Behrend

[Continued on page 4](#)

Welcome New Board Member



Nathan Henderson was elected to the MAHC Board of Directors. In addition to his new position, Nathan also serves as Secretary for Colonial Village Cooperative in Riverview, Michigan.

Nathan said he had no plans to run for the MAHC Board, but then he met with Rich Berendson and Blaine Honeycutt at last year's MAHC conference in Las Vegas. They said MAHC would love to have him on the board. He thought, why not? Nathan sees his election to MAHC's board as a win for his cooperative. "The more that I can learn, the more that will help me here [at Colonial Village]."

Nathan thinks that he brings a youthful eye and a different perspective to cooperative living. He also can't say enough good things about the annual conference. "What I really liked, what I was really impressed with is the amount of information I could obtain at one setting." The information he obtains makes him not only an informed board member but a better board member who can better represent the members of Colonial Village.

Nathan's advice to people who are thinking of running for a board position is to sit in on a few meetings, especially annual meetings. "Some people think that meetings are all talk, but it's more than that," he said. Nathan takes his responsibilities seriously. "You have real people's lives you're making changes for—members, staff, wages." He said, "Slow down and think of your decisions." It's important to consult with others because not everyone has the same perspective. A discussion with one person can change your outlook on things—provide you with a different way of looking at it.

One of the best lessons Nathan has learned is that "the intricacies of running a property are more involved than people think." The Board has a responsibility to be a "good steward of the membership's money." They need to watch how money is allocated—how it affects the members.

When asked what he likes best about cooperative living, Nathan had a ready response—"the members!" "We're best friends with the families in our building. Our kids walk to the playground together, they go to school together, and they're around the same age range." He and his wife were ready to build a house, and one day they decided to check out the building site. The location was next to a play area, but they saw no one at the play area—on a weekend no less—and they decided that uprooting their family from the great environment at Colonial Village wouldn't be beneficial for anyone. Their decision to stay is a win for the cooperative and for MAHC.

Nathan is looking forward to his new duties as a MAHC board member. Nathan wants to continue learning all he can so he can help his fellow members—either locally or nationally.

Congratulations to Nathan Henderson!



Our Mission Statement

To support and champion the cause of quality housing through education, legislative actions, partnership, and advocacy for Housing Cooperatives

Welcome New Board Member



This year Karen Harvey had a lot to celebrate at MAHC's conference in Seattle. First, she received the Dr. Herman E. Curtis Co-Oper of the Year Award in recognition of all the work she has done for cooperatives for more than 25 years. Second, she

was elected to the MAHC Board of Directors, a position which allows her to work on cooperative issues close to her heart.

An issue that Karen feels passionately about is homeless veterans. She believes cooperative housing would provide a promising opportunity to reduce homelessness for veterans and others. Her experience with NAHC on the Government Relations Committee allows her to advocate for housing legislation for veterans. She volunteers her time with the UAW Region 1A Veterans, and she also works with the next generation of cooperative advocates by working with the North American Students of Cooperation.

Cooperative housing has an excellent ambassador in Karen. "In my opinion, cooperative housing is the most economic form of home ownership that there is."

When asked what people misunderstand about cooperative housing, she has a ready answer. They just don't understand that they have a voice in the fate of the cooperative. "The Members are at the top of the hierarchy. The Members elect the Board of Directors to govern on their behalf." The Board in turn hires the management staff.

Karen currently serves as Secretary on the Board at Concord Consumer Cooperative in Trenton, Michigan, a position which she has

served since she was first elected to the Board in 2008. She has also lived in the co-op for 21 years. Asked why she decided to run for the MAHC Board, Karen said, "MAHC is very big on education, and so am I." With her experiences as a Class Facilitator, she thinks that she has a lot to offer. "Educating the public is my forte."

One of the best lessons Karen has learned while being a board member is that "everything isn't always what it seems. There are two sides to every story, and you have to look at things with an open mind."

Being open to new ideas has made Karen the successful board member and educator that she is today. She may know a lot about cooperative housing, but she sees MAHC's conferences as a way to further educate herself and network with others. "Do you know how many problems get solved at conference? Many times other cooperatives have or had the same issues as your cooperative," she said.

Her experiences on the boards at Concord and NAHC will serve her well in her new position to the MAHC Board of Directors. In her opinion, communication between the board members is key. "You need to be educated, to work together, to agree to disagree, and to accept that things won't always go your way."

Karen's advice for anyone who is thinking about running for a board position, especially on their cooperative board, is to "just jump right in." She suggests volunteering on committees and sitting in on some board meetings to see how things go. "You never know until you try."

**Congratulations to Karen Harvey
on her election to the
MAHC Board of Directors!**

Continued from page 1

The class is very informative and educational. I am confident this will play a significant part in my duties as a board member.....**Taiwo Jenkins**

Excellent class, every single Board Member should take the class. Like always R. Marcus did a great job of giving the details to make sure every person present understood the material**Alina Matei**

Absolutely enjoyed the class. I really have a better understanding of all the roles. I will attend this class again. **Katrina Croom**

As always, I enjoyed seeing all the people, the sessions and the individual who put the conference together!!!..... **Lorretta Cobb**

I hope your filled with coop pride as you talked to the amazing people attending this year's conference. You can feel that spark of curiosity and fascination as members attend workshops and meetings and participate in our many events designed to bring us together to discuss what binds us all together – **A Passion for Cooperatives.**

Thank You
Richard Berendson
MAHC President



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In 2019 we gave out awards to some of the many deserving people who work above and beyond the call of duty to lead Cooperatives now and in the Future. We wanted to share them with you.



The Solidarity Award - For the Fellowship and Common Responsibility That a Board Projects on Behalf of Their Membership to Seek and Share Knowledge.

..... **River Oaks, Chicago, IL**

The cooperative is celebrating 50 years of service.

Executive Director's Award - Award for Outstanding Service to MAHC by a Person or Organization Other Than a Member of MAHC's Board of Directors.

..... **Karlynn Wilburne - Pentiuk, Couvreur & Kobiljak**

Karlynn has worked very hard in the Cooperative community and has assisted MAHC in the last few years.



Leadership Award - Given to a person who works above and beyond the call of duty to lead Cooperatives now and in the future.

..... **Shawanna Collins - Noble Square, Chicago, IL**

'Shawanna came to work at the Cooperative while still a teenager. Over the last several years, this person has gained first-hand experience in every facet of operation at her Cooperative. She eventually became a full-time presence in the office as a leasing agent and office clerk. 'Shawanna eventually was put in charge of inspections and has worked closely with the maintenance department serving the property and its members.



Dr. Herman E. Curtis Co-oper of the Year Award - Awarded to a Co-oper for Outstanding Service to Their Home Co-op. Nominated by the Board or Members of the Co-op.

... **Karen Harvey - Concord Consumer Coop, Trenton, MI**

Karen has worked tirelessly for her own hometown Cooperative community as well as making contributions both regionally and nationally. She has participated in local educational efforts, training classes, and the student cooperative housing movement.



Almeda Ritter Award - For Devotion and Contributions to the Cooperative Housing Community

..... **Linda Asmi - Retreat Cooperative, Indianapolis, IN**

Linda has been deeply committed to and involved in the Cooperative lifestyle. Linda strives to utilize every available "pulpit" in her attempt to raise awareness about Cooperatives by educating and recruiting members.

[Continue on page 7](#)



A Morley President's Gavel Award - Awarded to an Outstanding Cooperative Board President Nominated by the Co-op Members or the Co-op Board of Directors.

..... **Karen Sanders – Yorktown Homes Cooperative, Indianapolis, IN**

Karen has been a dedicated supporter of housing Cooperatives for the last 18 years. Karen has been the glue holding the board together. Karen has been adamant that her board attend the MAHC conference each year for the valuable knowledge and training it provides.



C. March Miller II Award - Awarded by the President of MAHC for Outstanding Service by a MAHC Board Member-

.....**Karen Mitchell - MAHC Board Member**

Karen has served on the MAHC board and has stepped forward for anything that is needed by MAHC. This year she set up and ran the tours and restarted the Cooperative "Strut your Stuff" at conference.

Life-Long Service Award - Displaying the confident belief and trust in the housing cooperative concept and assisting cooperatives in attaining their goals today and in the future. -

.....**Tom Hutch - MAHC Board Member**



Tom served on the MAHC Board for 28 years, He served as a mentor, educator, and advocate for the cooperative community. His experience as a 30-year co-op board member and member-owner, along with his professional experience, mentoring and coaching gave him a unique blend of skills that he applied to MAHC Board business.

Bill Magee Spirit Award - In recognition for promoting and consistently displaying dedication and commitment to the preservation of the Cooperative Housing Movement and the MAHC Organization. "Always Going the Extra Mile."

.....**Blaine Honeycutt - MAHC Board Member**



Blaine is a huge proponent of Cooperative education - which is why he offers unwavering support of the MAHC organization. He worked hard with Bill Magee when he was here to improve the MAHC Conferences, and Blaine has visited over 350 Cooperatives around the country. Blaine continues to work and serve the MAHC Board and the community of Cooperatives.

A special award was presented to Richard Berendson by the MAHC Board of Directors

For his continued service to Cooperatives around the country. As President of the Midwest Association of Housing Cooperatives, Mr. Berendson is responsible for the training classes offered to Cooperative board members. He is responsible for guiding the class content in order to assure its continued relevance to the Cooperative boards of today. To accomplish this, he has visited over 350 cooperatives throughout the United States, where he has sought the input of other board members while offering support for their activities.



Education is Power.

MAHC offers valuable resources such as:

- Cooperative Housing Handbook
- Serving on The Board
- Membership Orientation
- Cooperative Communication
- Parliamentary Procedure Cards

Visit our Website at <http://www.mahc.coop/index.html> to order these titles and find out about the other valuable materials and resources that we offer.



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Randy Pentiuk via email at:

MAHCeditor@gmail.com.

Quorum vs. Majority: What's in the Numbers?

Quorum and majority are two terms in the cooperative world that seem to get confused far too often. So why does this keep happening? In some cases the bylaws may not be as clearly drafted as is necessary, but in most cases it is because there is a fundamental misunderstanding of the difference between quorum and the number of votes necessary to actually pass an action.

The term "quorum" refers to the minimum number of members who must be present for an assembly to conduct business lawfully. So if you have a cooperative with 200 dwelling units/memberships that permits proxies, and your quorum is 20%, you will need no less than 40 members, in person or by proxy. But what if you have vacancies or if you finance memberships? Most cooperative bylaws define a member as only those persons who were approved for and paid in full for his/her membership so neither a vacancy nor a financed membership is a member counting towards quorum. Let's review the numbers again where there are 10 vacancies and 22 financed memberships:

200 total memberships
 - 32 vacancies and financed memberships
168 total members



With a 20% quorum the members needed to conduct business drops from 40 to 33.6 and because you always round up, the total number of members of record necessary for quorum, or to open the meeting to conduct business/take valid action is a minimum of 34. Now that we see how quorum operates, let's look at the numbers necessary to actually pass an action.

Cooperative bylaws typically require one of two majority votes to pass most actions before the membership. There are special exceptions but those are unique to each cooperative and will vary depending on applicable state law requirements. For our purposes we will look at (1) majority of members present and voting; and, (2) majority of the entire membership of record:

200 Total Memberships	Full Membership	Members Less Vacancies/ Financed
Quorum 20%	40	34
Majority of Members Present and Voting	21	18
Majority of Entire Membership of Record	101	85

Continues on Page 10

Continued from Page 9

A majority of members present and voting simply means a majority of the members present and voting at any special or annual meeting where a quorum is present. Referring back to the example above, if our quorum requirement is 40 members, we will need a minimum of 21 affirmative votes to pass any action. This number will increase depending on the number of members that are actually present and voting. Likewise, if our quorum is reduced to 34 because of vacancies and financed memberships, we would only need a minimum of 18 affirmative votes to pass any action. But what if our bylaws require a majority of the entire membership of record? We still need quorum, or the minimum number of members to actually conduct lawful business, but the number of members necessary to actually cast a vote in person or proxy increases dramatically as does the number of affirmative votes to pass an action.

Regardless of how your bylaws read, it is vitally important that there is an understanding of the distinction between quorum requirements versus voting, or majority vote, requirements. You will always need quorum to actually conduct lawful business, but the number of affirmative votes necessary to pass any action will rest on whether you need the affirmative majority of members present and voting at any meeting or an affirmative majority of the entire membership of record. And, when in doubt, call your cooperative attorney BEFORE your meeting takes place. For more information also check www.nationalcooperativelawcenter.com

By April E. Knoch, Esq., Pentiuk, Couvreur & Kobiljak, P.C. , www.pck-law.com

MAHC 2019 Conference Photos





ROBERT RULES!

He rules! Even if we don't have a clue who he is?...

What exactly does it mean to lose a motion to lay on the table?

Answer:

If a motion to lay on the table has been made and lost, or if a question laid on the table has been taken from the table, it shows that the assembly wishes to consider the question now, and therefore a motion made the same day to lay that question on *the* table is out of order until there has been material progress in business or debate, or unless an unforeseen urgent matter requires immediate attention. The assembly cannot be required to vote again the same day on laying the question on the table unless there is such a change in the state of affairs as to make it a new question. Motions relating to adjournment or recess, made and lost, are not business justifying the renewal of the motion to lay on the table, but the renewal of the motion might be justified after a vote on an important amendment, or on the motion to commit.
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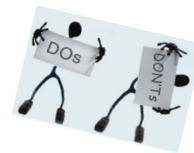
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have been verified.



MAHC Messenger-

We welcome your article contributions of 500 words or less submitted in MS Word format. Please feel free to forward them to the editor at the address listed below. If you are a Management Company and would like to contribute to the "Cooperative Dos and Don'ts" section of the MAHC Messenger please submit your suggestions to
 MAHCeditor@gmail.com.

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Richard Berendson

MAHC Profile on Cooperative Members



On a lovely spring day, as you drive down a woodland road, you come across a gem. Branford Townhouses, located in Taylor, Michigan, is surrounded by all this lush greenery. You hardly know that you're in the city as you look around the property.

Built in 1969, Branford Townhouses has 369 units and is currently managed by Professional Property Services. Joy Greene, Branford's site manager, has managed the property for the last 14 years and has been with PPS for 20 years. When asked what is one thing that makes Branford great, she had a ready response, "The wide-open spaces—the trees, the grassy areas."

Branford just went to market rate, and according to Joy, it was a tough process but well worth the effort. All the cooperative's governing documents have recently been revised to reflect this new change. They've also made some major improvements to the property. They have replaced concrete and siding. Townhouses have received lighting updates with LED lights and more efficient toilets. Security cameras are being installed on the grounds, and the townhouses may receive new doors in the future. Joy would love for the cooperative to have more areas for kids' activities and an exercise area for members.



Continues on page 13



The cooperative is offering its members a unique opportunity—a small interest loan for members who want to upgrade their townhouses but may not have the means to make the improvements they want.

When asked, who is the typical Branford resident, Joy said it changes. Seniors and young couples who don't want the hassle of home ownership but want some kind of investment are currently joining the cooperative.

Branford's Board of Directors plays a big part in the cooperative's success. "The Board of Directors is very interested in educating themselves. They want answers," said Joy. Even though they have a management company handling the day-to-day activities of the cooperative, Branford's board and members have a big voice in the cooperative itself. Branford's current board include:

Dorothy Salisbury, President
Crystal McIntosh, Vice President
Corey Bennett, Vice President
Leanne Tennyson, Secretary
David Range, Treasurer



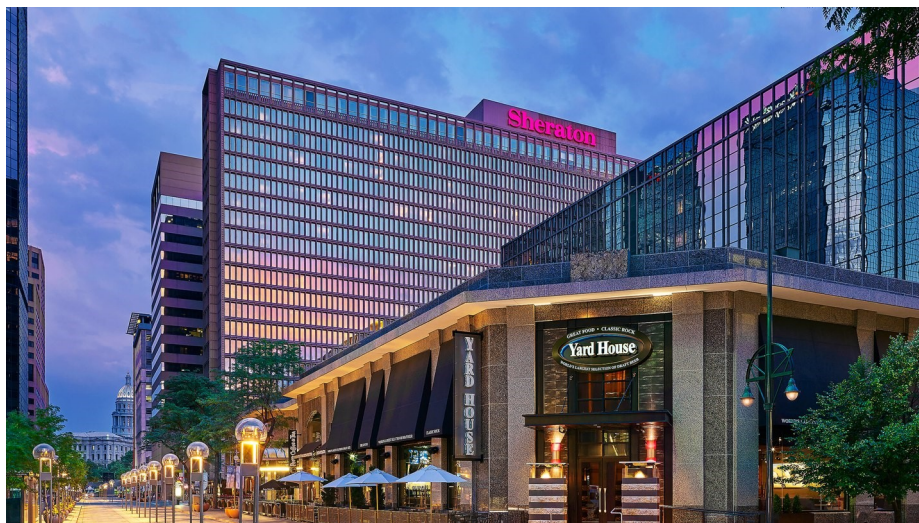
Activities throughout the year provide Branford's residents the opportunity to come together and have a great time. The cooperative's biggest event, the annual picnic, has a fantastic membership turnout. The Board and staff hand out hot dogs and treats to the members. There are rides for the kids and prizes for all. This year Branford hosted an Easter Egg Hunt, and in prior years they have had events for Mother's Day and Father's Day. During the fall, Branford uses the surrounding woodlands for its Haunted Forest, and during Thanksgiving, the Board will give out turkeys. The Board is especially pleased with "Christmas Helping Hands." At Christmas families that may need a little extra help submit letters explaining what they need for the holidays. Joy sees it as her responsibility to educate not only current members but also potential members about cooperative living—what does cooperative living mean; how do carrying charges differ from rent? Some of the benefits are obvious such as shared costs, and lower upkeep than a home or condominium, but as many members of cooperatives know, having a voice is one of the most important benefits. "You have a voice in what happens in your community. You have a vote. You need to utilize that voice to affect your community," said Joy.

MAHC Board of Directors 2017-2018

<u>Position</u>	<u>Name</u>	<u>State</u>
President	Richard Berendson	St. Charles, IL
Vice President	Blaine Honeycutt	Taylor, MI
Secretary	Cynthia Phillips	Royal Oak Twp., MI
Treasurer -State Vice President– IL	Christine Johnson	Chicago, IL
State Vice President-Michigan	Randall Pentiuk	Wyandotte, MI
State Vice President-Mo-KS	Michael E. Reading	Lawrence, Kansas
State Vice President-IN-OH-KY	Karen Mitchell	Indianapolis, IN
Board Member	Marlene Dau	Chicago, IL
Board Member	Lori Smith	Pontiac, MI
Board Member	Nathan Henderson .	Riverview , MI
Board Member	Karen Harvey	Brownstown, MI
Board Member	Mark Kennedy	Clinton Twp., MI
Board Member	Valerie Hall	Mt. Clemens, MI
Board Member	Leslie LaMarche	Kansas City, MO
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