



P.O. Box 2901, Augusta, ME 04338-2901 \* (207) 512-2180



**May 2013**  
Newsletter

**CAPITOL AREA HOUSING ASSOCIATION**

**“LANDLORDS WORKING TOGETHER”**

## Officers

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## President's Message

Dear members,

Great news!

I am pleased to announce that both the LLC bill LD-640 and the Eviction Bill LD-581 received an ought to pass vote on Wednesday, April 3rd at the work session. Both bills will sunset in September 2016, so we must go back to the legislature and renew these bills in winter 2015.

LLC bill LD-640 allows a person who is the sole member of a limited liability company or is a member of a limited liability company that is owned by a married couple or registered domestic partners who is not an attorney to appear in court for that company in an action for eviction.

Eviction Bill LD-581 allows service of process in forcible entry and detainer actions to be made by mailing the complaint to the defendant's last known

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## May 14, 2013 Member Meeting Speakers:

**Barbara Lelli, Chief Investigator  
Maine Human Rights Commission**

*and*

**Matthew Holden, Efficiency Maine**

## UPCOMING MEETINGS

**MAY 14 • JUNE 11**

**7:00 – 8:30 p.m.**

**KV FEDERAL CREDIT UNION  
316 West River Road, Augusta, ME**

*\*meeting dates are subject to change or  
elimination as determined by the Board\**

## J&S Cleaning Special

In the months of May,  
June, July, August, J&S  
Oil is offering its  
cleaning service for  
\$115.00 per furnace.

**Minutes of Board Meeting  
Capital Area Housing Association (CAHA)  
Held at Lucky Gardens Restaurant, Hallowell  
March 18, 2013**

President Ratna Don opened the meeting at 6:00 p.m. with the following present:

Secretary & Board Member Barbara A. Eckhardt  
Board Member Charles Anderson  
Board Member John McNaughton  
Board Member Ramona Venskus  
Board Member Harrison Wolfington

**Business:** Motion was made by Ramona, and seconded by Charlie, to approve the February 19, 2013 Board Meeting minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Barbara, to approve the March 18, 2013 Treasurer's report. Motion passed unanimously.

**Legislative Committee Update:** Two pending bills before the Judiciary Committee, the LLC bill (LD-640) and the

radon bill (LD-575), were discussed. Charlie reported on the arrangements being made for the LLC bill luncheon for Wednesday, March 20, and the radon bill breakfast for Monday, March 25 at the 183 State Street in Augusta.

Oil Committee: Tabled until May.

**Recruiting New Members Update:** Harrison's report to the Board was of a positive nature, as he recounted very good results of his contacting former CAHA members.

**Speakers for April and May Meetings:** The Board decided to have a representative from the Human Rights Commission speak at the April meeting and a representative from Tenant Net to speak at the May meeting.

The next Board meeting will be on April 23, 2013.

Motion was made by Ramona, and seconded by Charlie, to adjourn the meeting at 7:58 p.m.

Respectfully submitted,  
Barbara A. Eckhardt

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**President's Message**  
*Continued from Page 1*

address and leaving the complaint at the defendant's last and usual place of abode if at least three good faith efforts on three different days have been made to serve the defendant.

The Radon bill is going into a new zone where the supporting and opposing parties will meet and try to work out issues. This will perhaps take place in a work session.

Once more, I would like to thank everyone who took the time to come to the committee hearings and showed their support by testifying, attending the hearings, or emailing the committee members.

We are still negotiating a contract with energy companies in order to get discounted energy prices and service contracts. We may not be able to announce our proposals as planned during the regular meeting, which will be held on May 14, but we will definitely announce contract details at the following meeting, which will be held on Tuesday, June 11.

There is a new Multifamily Efficiency Program offered by Efficiency Maine. Multifamily buildings with 5 – 20 apartment units are eligible to receive program benefits and you may be able to receive up to \$1,400 per apartment or 50% of the installed costs, whichever is less. You can learn more information about this program on page three of this newsletter.

*Ratna Don*  
CAHA President

## Important Information for Landlords

***The Multifamily Efficiency Program can help you start saving!***

Efficiency Maine's Multifamily Efficiency Program is an initiative targeting comprehensive energy efficiency in Maine's small to medium multifamily buildings. Interested multifamily building owners may work with a Program Partner to submit a program application and be on their way to saving energy! Or get started at no obligation by signing up to receive free benchmarking services!

Multifamily buildings with 5 – 20 apartment units are eligible for this Program, which includes:

<b>Benchmarking Services</b>	
<b>Energy Benchmarking Services</b>	<ul style="list-style-type: none"> <li>▪ Benchmarking Reports are offered to building owners at <u>no cost</u>.</li> <li>▪ This service ranks your building's energy efficiency as compared to other multifamily buildings.</li> <li>▪ Enables you to track and monitor your monthly energy consumption using the U.S. EPA's Portfolio Manager System.</li> <li>▪ Prioritizes opportunities for improving operations and reducing costs.</li> </ul> <p><b><i>Participation in Benchmarking is completely voluntary and confidential.</i></b></p>
<b>Incentive #1: Paid upon approval of the Energy Reduction Plan</b>	
<b>Prescriptive Path Modeling Path</b>	<ul style="list-style-type: none"> <li>- \$100 per apartment unit</li> <li>- \$200 per apartment unit or 100% of the Partner's fee to develop the Energy Reduction Plan, whichever is less</li> </ul>
<b>Incentive #2: Paid upon final inspection and approval of installed scope of work</b>	
<b>All Paths</b>	Up to \$1,400 per apartment or 50% of installed costs, whichever is less

***Limited Offer – Act Now!***

**This is a first come, first served opportunity. Program funding will allow for complete retrofits of only 1800 units. Don't miss your chance to participate and save!**

For more details, visit the Multifamily Efficiency Program section of the Efficiency Maine Web site at: <http://www.energymaine.com/at-work/multifamily-efficiency-program>.



We deliver quality home heating oil, kerosene and propane to homes and businesses throughout the communities of Central Maine. We are happy to assist you in ordering fuel, setting up credit or with any questions you may have. Call us at (207) 626-2714.



Fielding's Oil & Propane is proud to serve the members of CAHA with all of their heating needs and looks forward to having a long relationship with the organization. Call us and you will see how dedicated we really are. (207) 623-3322

<p><b>Newcomer Relocation Services</b>          "Upscale Rentals"          Phone/Fax: 622-4312          Cell: 446-4312  <i>ramona@NewcomerRelocation.com</i>  <a href="http://www.NewcomerRelocation.com">www.NewcomerRelocation.com</a>          No application fee for CAHA members</p>	<p><b>Liberty Mutual</b>  <b>(207) 622-0518</b>  <b>Darryl Arnold (x-52909)</b>          New Auto and Home Insurance Benefit          CAHA member benefits include savings on auto and home insurance! Purchase high-quality auto, home, condo, and renters insurance at low group rates.</p>	<p><b>Gosline's Hardware</b>          (207) 582-1900          563 Maine Ave.          Farmingdale, ME          Paint, paint supplies, plumbing, heating, electrical, lawn &amp; garden, hand &amp; power tools.</p>	<p><b>Northeast Bank</b>          (207) 623-0303          Cell: (207) 446-0990          Mortgage loans for residential and investment properties  <i>ssachs@northeastbank.com</i>          \$250.00 discount on already low closing costs.</p>
<p><b>Sherwin Williams</b>  <i>Paint + Paint Supplies</i>          (207) 622-6818  <i>sw5736@sherwin.com</i>  <i>Property Solutions Flat, ES, SG</i>  <i>From \$17.33 per gallon</i>  <i>10-40% discount + free delivery</i></p>	<p><b>Your Ad Can Go Here</b></p>	<p><b>Eric S. Dick, Esq.</b>  <b>Farris, Foley &amp; Dick, P.A.</b>          (207) 622-5872  <i>ffdlaw@gwi.net</i>          Discount off regular hourly rate to CAHA member on landlord/tenant matters</p>	<p><b>Your Ad Can Go Here</b></p>

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