



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



October 2013
Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

City Of Augusta Plan to Pass Rental Unit Inspection!

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President's Message

Dear Members,

The city of Augusta is preparing to pass the General Assistance Housing Ordinance. It means that any property owner or property manager wishing to receive rental payment from the city on behalf of any general assistant applicant must comply with all Federal regulations, State regulations, current building codes, land use codes and life safety codes. According to some city councilors and the city manager, they would like to extend these inspections to all of the rental units within the city of Augusta. I encourage all of the rental unit owners and managers to be vigilant. You need to talk to your city councilors and attend city council meetings. We need to make sure the final language of the ordinance is fair for the landlord as well as the tenants.

I am pleased to announce that three legislative bills that CAHA has supported were passed by the Maine Legislature and signed by the Governor. The LLC bill LD-640, the Eviction Bill LD-581 and Radon Bill LD -328 are now at the Maine State Legislative website.

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Speakers: Representatives from the Maine Natural Gas and Summit Natural Gas

October 8

7:00 – 8:30 p.m.

KV FEDERAL CREDIT UNION

316 West River Road, Augusta, ME

President's Message
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The link for LD-640:

<http://www.mainelegislature.org/legis/bills/getPDF.asp?paper=SP0230&item=3&snum=126>

The link for LD-581:

<http://www.mainelegislature.org/legis/bills/getPDF.asp?paper=HP0400&item=3&snum=126>

The link for LD-328:

<http://www.mainelegislature.org/legis/bills/getPDF.asp?paper=SP0124&item=3&snum=126>

Natural gas is coming to the Capitol area. Meet the representatives from the Maine Natural Gas and Summit Natural Gas at our next regular member meeting. The meeting will be held on Tuesday, October 8th at the KV Federal Credit Union.

Hope to see you all there!

Ratna Don
CAHA President

Regular Meeting Minutes
Capital Area Housing Association (CAHA)
Held at KV Federal Credit Union
May 14, 2013

President Ratna Don opened the meeting at 7:00 p.m. A quorum was established.

Business: Motion was made by Hal Booth, and seconded by Charlie Anderson, to approve the February 12, 2013 Annual Meeting minutes. Motion passed unanimously.

Guest Speakers: Scheduled for this evening was Mathew Holden from the Efficiency Maine State program and Barbara Lelli, Chief Investigator from the Maine Human Rights Commission.

Mathew Holden's presentation concerned what the new Multifamily Efficiency Program could offer to apartment owners having multifamily buildings between 5 to 20 units. These apartment owners are eligible to receive program benefits and may be able to receive up to \$1,400 per apartment or 50% of the installed costs, whichever is less. Time is running out for apartment owners, as the program will be ending in September. More detailed information about this program can be found on page three of the May 2013 newsletter.

Unfortunately, Barbara Lelli had scheduled her presentation with CAHA for a later date and did not attend this meeting.

Motion was made by Hal Booth, and seconded by Ramona Venskus, to adjourn the meeting at 8:15 p.m.

The sign in sheet indicated 10 members attended.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

**Minutes of Board Meeting
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
May 21, 2013**

President Ratna Don opened the meeting at 7:21 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 Royce Watson

Business: Motion was made by Charlie, and seconded by Ramona, to approve the April 23, 2013 Board minutes with changes to the Legislative Committee Update. Motion passed unanimously.

Motion was made by John, and seconded by Charlie, to approve the Treasurer's report. Motion passed unanimously.

Legislative Update: The LLC bill, LD-640, and the eviction bill, LD-581, were passed by the committee and the legislature. On the other hand, the radon bill LD-328 was passed as amended by committee amendment and the legislature.

Oil Committee: Meetings were held with several oil companies—Down East, J & S, and Fielding's.

Insurance: Motion was made by John, and seconded by Charlie, to switch our Board/Officer liability policy from Peerless to Patriot. Motion passed unanimously.

Motion was made by John, and seconded by Charlie, to defer to the insurance agent as to when the timing of the insurance policy should be switched for CAHA.

Life & Safety Codes: Royce reported on a recent meeting he attended at city hall, which was presented by a fire chief. The emphasis of the meeting focused on egress windows large enough for apartment dwellers to use for exit in case of an emergency.

CAHA Membership Drive: Several of the Board Officers will be actively recruiting for new members by mailing out flyers to landlords who may not know of the benefits of being a CAHA member.

Motions was made by Charlie, and seconded by Ramona, to adjourn the meeting at 8:44 p.m.

Respectfully submitted,

Barbara A. Eckhardt
Secretary & Board Member



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<p>Newcomer Relocation Services "Upscale Rentals" Phone/Fax: 622-4312 Cell: 446-4312 <i>ramona@NewcomerRelocation.com</i> www.NewcomerRelocation.com No application fee for CAHA members</p>	<p>Liberty Mutual (207) 622-0518 Darryl Arnold (x-52909) 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>Gosline's Hardware (207) 582-1900 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn & garden, hand & power tools.</p>	<p>Northeast Bank (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>Sherwin Williams <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>Your Ad Can Go Here</p>	<p>Eric S. Dick, Esq. Farris, Foley & Dick, P.A. (207) 622-5872 <i>ffdlaw@gwi.net</i> Discount off regular hourly rate to CAHA member on landlord/tenant matters</p>	<p>Your Ad Can Go Here</p>

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