



P.O. Box 2901, Augusta, ME 04338-2901 * (207) 242-4535



December 2016

Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Officers

President

Secretary

Barbara Eckhardt

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Treasurer

Ratna Don

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Board of Directors

Charlie Anderson

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Cheryl Dostie

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Barbara Eckhardt

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John McNaughton

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Ramona Venskus

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Royce Watson

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Secretary's Message

Once again, our two preferred vendors, J & S Oil, Inc., and Fielding's Oil & Propane Co., have signed up for another year. We hope all of you will be using either one for your energy needs.

Five years ago, in the fall of 2011, CAHA and the Central Maine Apartment Owners Association (CMAOA) of Waterville, organized a March on Maine's Capital building. Yes, over 100 members of both associations, along with our lobbyist, gathered into the legislative hearing room. There, our voices were heard. Our concerns of unjust rules and regulations handed down to rental property owners for many years were taken seriously. Since that time, CAHA and CMAOA remain vigilant, in keeping abreast of legislative activities regarding landlord interests before they become law.

We are getting close to the beginning of the New Year. Elections for Board of Directors and officers will be held at the annual banquet on Tuesday, February 14, 2017, at the Elk's Club. Anyone interested in becoming a board member or officer, please notify a current board member of your intention to run via telephone or email.

Slate of Candidates for the 2017-2018 CAHA Board of Directors:

Charles Anderson	Ratna Don	Cheryl Dostie
John McNaughton	Ramona Venskus	

Annual membership dues are due by January 1, 2017, with a thirty-day grace period. Those who do not submit their dues by February 1, 2017 will be subjected to a reinstatement fee of \$15.00. We have already mailed out pre-filled membership renewal forms for the convenience of our existing members. Please do not send checks without the renewal forms. If there are any inaccuracies on your pre-filled renewal form, please make the necessary corrections. We want to make sure our database has correct information. To save money on postage expenses, we are sending a banquet invitation with the renewal forms. Please do not forget to fill out and mail forms.

We wish you Happy Holidays!

Barbara Eckhardt

CAHA Secretary

Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at Olive Garden, Augusta
May 19, 2016

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 5:50 p.m. with the following present:

Board Member, Charlie Anderson
Board Member, Cheryl Dostie
Board Member, John McNaughton
Board Member, Ramona Venskus
Board Member, Royce Watson

Motion was made by Ramona, and seconded by Cheryl, to approve the April 12, 2016 Executive Committee Minutes as written. Motion passed unanimously.

Treasurer's Report: The January 1 through May 13, 2016 Treasurer's report was tabled for review at the next Executive Committee meeting in June.

Augusta's New Bedbug Ordinance: The Committee members spent considerable time reviewing a draft of the Augusta's new bedbug ordinance. Royce will attend the City of Augusta's reviewing committee regarding them on May 20, 2016 armed with our concerns.

Oil Committee follow up with Fielding's, J&S, and Augusta Fuel: Charlie reported that he had not heard from Fielding's. It was the consensus of the Committee for Ramona to contact Fielding's, as their contract ends in May, and to extend their contract under the same terms and conditions for one year (2016-2017). Motion was made by Charlie, and seconded by Ramona, to accept J&S Home Heating's contract, as proposed, for one year (2016-2017).

2016 Annual Meeting-In appreciation certificate for the vendors: Ramona will have them at the June meeting.

June Newsletter: It was the consensus to have Barbara alerts the members in her Secretary's Message about the Augusta's draft bedbug ordinance.

Chamber of Commerce Membership Follow-Up: Ramona will continue to follow-up on this.

Motion was made by Barbara, and seconded by Cheryl, to adjourn at 7:42 p.m.

Respectfully Submitted,

Barbara Eckhardt,
CAHA Secretary

Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at The Senator Restaurant, Augusta
June 14, 2016

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 7:00 p.m., with the following present:

Treasurer, Ratna Don
Board Member, Charlie Anderson
Board Member, Cheryl Dostie
Board Member, Ramona Venskus

Motion was made by Ramona, and seconded by Cheryl, to approve the May 19, 2016 Executive Committee Minutes as written. Motion passed unanimously.

Motion was made by Barbara, and seconded by Charlie, to approve the January 1 through May 13, 2016 Treasurer's report, which was tabled at the May 19, 2016 meeting. Motion passed unanimously.

Motion was made by Barbara, and seconded by Charlie, to approve the January 1 through June 14, 2016 Treasurer's report. Motion passed unanimously.

Chamber of Commerce Membership Follow Up: Tabled, as the guest speaker, Ross H. Cunningham, Chamber President, had called to reschedule.

2016 Appreciation Certificate for the Vendors: Ramona had expected the Copy Center to have had the certificates printed in time for this meeting. Since the certificates were not available for the Committee's signature, the consensus was for Ramona to sign the certificates and email a copy for the Board of Directors' review.

Augusta's New Bedbug Ordinance Follow Up: Since Royce was not available with his report from the meeting he attended at the City of Augusta's reviewing committee regarding the Augusta's new bedbug ordinance and CAHA's list of concerns. It was the consensus of the Board of Director's to have Royce email his report.

Oil Committee Follow Up with Fielding's: It was the consensus of the Board of Director's for Ratna to update Fielding's last year's oil contract for Fielding's contact person. Cathy, to review it. Once Cathy agreed to the terms, Ratna would place the updated oil contract on Constant Contact to notify the CAHA members.

Written Job Description on all administrative duties previously held by Lisa and/or currently held by Ratna: Tabled to be reviewed in more detail.

Member Meetings: Tabled

Motion was made by Ramona, and seconded by Cheryl, to adjourn the meeting at 7:57 p.m.

Respectfully submitted,
Barbara Eckhardt,
CAHA Secretary

Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at The Senator Restaurant, Augusta
September 6, 2016

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 5:40 p.m., with the following present:

Treasurer, Ratna Don
Board Member, Charlie Anderson
Board Member, John McNaughton
Board Member, Ramona Venskus

Guest: Donna Hodges from CMAOA

Motion was made by Charlie, and seconded by John, to approve the June 14, 2016 Executive Committee Minutes as written. Motion passed unanimously.

Motion was made by Barbara, and seconded by John, to approve the January 1 through September 5, 2016 Treasurer's report. Motion passed unanimously.

Legislative Outreach/CMAOA: Donna Hodges came to the meeting in an effort for CAHA to remain allies with CMAOA in our support to maintain Dan Bernier as legal councilor in legislative matters. The Executive Committee concern was for CMAOA to give us more of a voice and more representation by Dan Bernier in those matters. Donna agreed to bring back our concerns to CMAOA. After a lengthy discussion on how to build membership, Donna and the Executive Committee became very enthused about joining forces with each other in order to share the administrative aspects of running the two organizations, the building up of our vendors, having the ability to offer the members more purchasing power, and also offering training sessions for the two organizations together.

It was suggested by Donna for the two organizations to have a brain storming session in order to consolidate ideas. She would like to have this happen in in early October and will set the date via an email.

The Appreciation Certificate for the Vendors: Although Ramona finally found the right appreciation certificate, she had a difficult time obtaining for the 2016 vendors, it was the consensus of the Board of Directors, after their review of them, to have Ramona hold on to the certificates until the 2017 annual banquet.

Augusta's New Bed Bug Ordinance Follow-Up with Royce: It is now a moot point, as the city council passed the ordinance.

Oil Committee follow up: Ratna informed us that the Fielding contract is on the web site.

Motion was made by Ramona, and seconded by Barbara, to adjourn the meeting at 8:43 p.m.

Respectfully submitted,

Barbara A. Eckhardt,
CAHA Secretary

Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at The Senator Restaurant, Augusta
October 11, 2016

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 5:37 p.m., with the following present:

Treasurer, Ratna Don
Board Member, Charlie Anderson
Board Member, Cheryl Dostie
Board Member, John McNaughton
Board Member, Royce Watson
Board Member, Ramona Venskus

Motion was made by John, and seconded by Charlie, to accept the September 6, 2016 Executive Committee Minutes with the deletion of the last sentence under agenda item: Oil Committee follow up, as it was not necessary. Motion passed unanimously.

Motion was made by Barbara, and seconded by Charlie, to accept the January 1 through October 10, 2016 Treasurer's report. Motion passed unanimously.

Legislative Outreach/CMAOA—October 5, 2016 meeting update: Ratna attended the meeting reporting there weren't any updates to report back. The next meeting will be held at the Kennebec Plaza Apartments, Willow Street, Augusta, on November 16, 2016.

Brain Storming Ideas with CAHA and CMAOA: The rest of the meeting turned to the discussion of brainstorming with CMAOA at the October 26, 2016 meeting place at 28 Mayflower Road, Hallowell. A few of the Executive Committee's brainstorming ideas: expenses between the two organizations, promoting rental property's needs, administrative assistant (to be or not to be hired as an employer), and duties of the administration person (emphasis on outreach to bring in new members). Charlie suggested to contact the Augusta Chamber of Commerce and invite a representative to the brain storming meeting for ideas on writing up a job description for an administrative assistant.

It was the consensus of the Board members for Ramona to contact the Chamber to discuss enhancement ideas concerning the issue of an administrative assistant's job description prior to CAHA's next meeting on November 15, 2016.

Motion was made by Ratna, and seconded by Barbara, to adjourn at 7:25 p.m.

Respectfully submitted,

Barbara Eckhardt,
CAHA Secretary



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