



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



March 2017

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Officers

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Royce Watson

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Educational Event

Please come and learn about The Breathable Home
Speaker: Beau Jespersen

Date & Time: Tuesday, April 11th, 2016 at 6:00 pm

Place: KV Federal Credit Union, 316 West River Rd,
Augusta

Secretary's Message

Dear CAHA Members,

As the New Year for CAHA begins, the Board of Directors has considered holding educational seminars for the members. The first seminar will be held in April at the Kennebec Valley Credit Union. Topics: The Breathable Home

Please keep a look out on your email for other announcements of the time and date. If the turn out for this first seminar is good, further educational seminars will be sure to follow.

What a fine annual banquet we had on Tuesday, February 14. All the members and guests who attended the banquet enjoyed a delicious meal and heard a pertinent presentation from a special guest speaker, Chris McMorrow from the Waterville CMAOA group, concerning the latest legislative ruling on LD 1601: Service Animals and Assistance Animals. Afterwards, many of the members went home with a door prize, thanks to the generosity of the businesses within the tri-city area, which helped make the annual banquet a success. We like to thank to all the members and guests who attended and to CAHA's banquet committee and the board members. You had all made this event possible.

The oil committee is currently gearing up to meet in April. This year the oil committee will be looking to negotiate with other oil vendors for a better contract this year. Meanwhile, stay warm.

March is sure coming in like a lion this year roaring icicles at us.

Barbara Eckhardt

CAHA Secretary

Upcoming Legislative Bills

LD-136: An act regarding the eviction process

Committee: Veterans and Legal Affairs

Hearing date : to be announced

LD-198: An act to protect landlords from lawsuits for damage or harm caused by assistance animals

Committee: Judiciary

Hearing date : to be announced

LD-799: An act to protect landlords and tenants from the deleterious effects of marijuana use

Committee: Marijuana Legalization

Hearing date : to be announced

LD-819: Resolve, to establish the commission to study the adequacy of housing safety laws

Committee: Veterans and Legal Affairs

Hearing date : to be announced

Please join with your CAHA board and fellow members and other landlords throughout State of Maine to band together to be heard at legislative committees. We know that you are busy. But if we don't stand up for ourselves, who will? When a hearing is scheduled, please plan on attending if to do nothing more than wear a sticker that shows support for our cause. It makes a difference! We have been told by the lobbyist and other legislators that when more than 10 people show up to a hearing it is a big deal. How about if 100 people attended?

[We need your help!](#)

Our legislators continue to target landlords for more and more cumbersome, costly and ineffective rules, regulations and laws that inhibit our ability to be successful landlords. The history of our business in Maine is such that there is a great imbalance between what is expected of tenants and what is expected from landlords. The landscape has become increasingly litigious against us.

Legislators in particular just don't seem to understand the great costs associated with our businesses, our relationships with our tenants and the costs we incur due to bad tenants and evictions.

We would like to change that. We are seeking your help in bringing our plight to their attention. This won't be difficult. All we ask is that you send us pictures of your move-out messes. Send us your worse pictures of messes and damages caused by your tenants. If you can, let us know what these disasters cost you in repairs and lost rents. Send us as many pictures as you wish. We're hoping to get several hundred. There is no need to send names or addresses, so we can protect everyone's privacy. Just send the pictures and your cost (if you have it). We will be using them for a number of marketing pieces and to present to legislators and/or other groups in an attempt to change the prevailing sentiment against landlords.

Please send your pictures to at CMAOASecretary@gmail.com

We thank you in advance for your participation.

Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
January 12, 2017

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 6:06 p.m., with the following present: Treasurer, Ratna Don

Board Member, Charlie Anderson

Board Member, Ramona Venskus

Board Member, Royce Watson

Motion was made by Charlie, and seconded by Ramona, to approve the December 8, 2016 Executive Committee Minutes. Motion passed unanimously.

Motion was made by Ramona, and seconded by Charlie, to approve the December 9, 2016 through January 11, 2017 Treasurer's report. Motion passed unanimously.

CAHA Savings Account with KVFCU:

A discussion ensued concerning transferring CAHA savings account from Kennebec Valley Federal Credit Union (KVFCU) to Kennebec Savings Bank to avoid paying KVFCU's annual \$5.00 inactivity fee. There was a concern about losing CAHA's free meeting room at KVFCU, if the organization transferred its savings account to another bank.

Therefore, it was the consensus of the Board for Ramona to contact Bangor Savings to ascertain if it was not necessary to maintain a savings account with them in order to have access to a free meeting place at the Bangor Savings Bank.

Legislative Outreach/CMAOA and Update of the Legislative Breakfast:

A bill was recently filed regarding fraudulent information on a rental application, which would give the landlord the right to give the tenant a 7-day notice to quit, instead of a 30-day notice to quit.

The Legislative Breakfast to be held on Thursday, January 26, between 7:00 to 10:00 a.m. at the Governor Hill Mansion, State Street, Augusta. It is expected that at least two members will attend breakfast from each landlord organization: CAHA of Augusta, CMAOA of Waterville, GBAOMA of Bangor, SMLA of Southern Maine Area, MCAHA of Mid-Coast Area, LALA of Lewiston/Auburn, RUMMEX Rumford Mexico Area, FALMA of Farmington, and MAOMA (Maine Apartment Owners & Managers).

Oil Committee News: Current Heating Oil Prices:

Ratna presented the Board of Directors with a comparison daily pricing chart between CAHA's two preferred oil suppliers: J & S Oil, Inc. based on .24 cents over prior day Portland average rack price and Fielding's Oil & Propane Co. based on .22 cents over OPIS rack price with the addition of CMAOA's heating fuel supplier Fabian Oil Co.'s prices based on the Portland prior day OPIS average plus 17.5 cents. The Board of Directors looked favorably upon Fabian's daily pricing.

2017 Annual Banquet Update:

It was the consensus of the Board of Directors for Ramona to contact Lowe's and Charlie to contact Home Depot to contribute to the Banquet's door prizes. Also, the consensus included to have a speaker that would benefit the members.

Year-End Membership Renewal Update:

Ratna reported that there are 189 members right now. He is hoping by the end of the renewal period there will be over 200 members.

Audit of CAHA 2016 Books Update:

Ratna reported back to the Board that Wayne Niles was not available to audit the 2016 CAHA books. Therefore, it was the consensus of the Board of Directors to have Royce Watson audit the 2016 CAHA books.

Slate of Candidates for the Board of Directors to serve for the next two years—2017 to 2019:

Charles Anderson, Cheryl Dostie, Ratna Don, John McNaughton, and Ramona Venskus

January News Letter: Barbara will write the Secretary's message.

Miscellaneous: The Executive Committee broke for a 36-minute supper break (5:30-6:06 p.m.).

Motion was made by Barbara, and seconded by Ramona, to adjourn at 7:30 p.m. Next meeting will be the Annual Meeting to be held on Tuesday, February 14, 2017 at the Elks Club.

Respectfully submitted,
Barbara Eckhardt, CAHA Secretary

Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at the Senator Inn, Augusta
February 23, 2017

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 5:50 p.m., with the following present: Treasurer and Board Member, Ratna Don
Board Member, Charlie Anderson
Board Member, Ramona Venskus
Board Member, Royce Watson

Motion was made by Ratna, and seconded by Royce, to approve the January 12, 2017 Executive Committee Minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Royce, to approve the January 1 through February 22, 2017 Treasurer's report. Motion passed unanimously.

Follow-up Bangor Savings Bank inquiring Concerning a Meeting Room: A report was not given on this agenda item. The consensus of the Board was to have Ratna contact Bangor Savings Bank.

Legislative Outreach/CMAOA Update: Legislative Breakfast: Ratna reported that he and a CAHA member attended the Legislative Breakfast on Thursday, January 26, between 7:00 to 10:00 am at the Governor Hill Mansion, State Street, Augusta. The lobbyist representing Central Maine's landlords was there, along with approximately eight legislatures and thirty other attendees.

Oil Committee News: It was the consensus of the Board to talk with CMAOA about their fuel oil supplier Fabian.

2017 Annual Banquet Update (what were good and what needed improvement). It was the consensus of the Board to explore other caterers for the 2018 annual banquet event.

It was the consensus of the Board to have Ramona send a Certificate of Appreciation to all the vendors who donated door prizes at the annual banquet.

Year-End Member Renewal Update: Ratna reported that the year-ended with 246 members.

Audit of CAHA Book Update: Royce reported that he will have his audit report done in March.

New Business: It was suggested by Barbara to list all the vendors who donated prizes for the annual banquet on the advertisement page of the Newsletter. It was Ramona who suggested to update CAHA's vendor letter. It was the consensus of the Board to start up the member's educational meetings again, to begin in April and announced in the March Newsletter.

Miscellaneous: The Board of Directors broke for approximately thirty minutes (6:16 p.m. to 6:43 p.m.) for a dinner break.

Motion was made by Ratna, and seconded by Charlie, to adjourn at 7:15 p.m. Next meeting to be held on Thursday, March 9, 2017. Place to be announced.

Respectfully submitted,

Barbara Eckhardt, CAHA Secretary



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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>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 Nicholas Parker 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>All painting accessories</i> <i>15% off list price everyday!</i> <i>20% off many case lots!</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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