



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



April 2017

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

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Educational Event

Guest Speaker: Avery Day Esq. from the recently formed Augusta law firm Stevens & Day LLP

Avery will discuss court statistics and legal trends in Maine as well as provide some thoughts about landlord “dos” and “don’ts.”

Date & Time: Tuesday, May 9th, 2017 at 6:00 pm

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

Secretary’s Message

Dear CAHA Members,

We had a wonderful turnout for our first member Educational meeting on Tuesday, April 11, 2017. The meeting room at Kennebec Valley Federal Credit Union was practically filled as Bo Jespersen from The Breathable Home business in Augusta gave an informational and entertaining presentation. He explained how an energy auditor uses various diagnostic equipment to determine problem areas of energy loss in a home. Then he explained how he would draw up a plan for the homeowner or apartment owners to correct the problem. His report would be presented to Efficiency Maine for energy rebates.

The Board of Directors will be announcing its second Educational meeting for May 9, 2017 at 6:00 p.m., at Kennebec Valley Federal Credit Union. Attorney Avery Day of Stevens & Day law firm of Augusta will speak to the members concerning landlord/tenant issues. So, bring your questions or your concerns and get them answered during this time.

The oil committee is in the process of negotiating with several oil companies now. They will be looking for the best prices to present to our members.

Again, CAHA and CMAOA attended public hearing on LD 136, An Act Regarding the Eviction Process on Wednesday, April 12, 2017. This bill expands the causes for a 7-day notice of termination of tenancy to include: violence, a threat of violence or sexual assault against other tenants, their guests, the landlord or the landlord’s employees or agents; an unauthorized occupation of the premises; and the provision of false information on the tenant’s rental application. Work session is scheduled on Wednesday, April 26, 2017 at 9:00 a.m.

See attached the bills that are scheduled for upcoming public hearings. Make a point of attending as many of these hearings as you can. The more we show interest, the more the legislature will pay attention to our needs.

Barbara Eckhardt CAHA Secretary

Legislative Update

LD-136: An act regarding the eviction process
Committee: Veterans and Legal Affairs
Hearing date was: Wednesday April 12, 2017 at 9:00 am
Work session: Wednesday April 26, 2017 at 9:00 am

LD-198: An act to protect landlords from lawsuits for damage or harm caused by assistance animals
Committee: Judiciary
Hearing date was: Wednesday, March 29, 2017 1:00 PM
Work session was: Wednesday, April 5, 2017 1:00 PM
Committee Report: Ought To Pass As Amended

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 was: Wednesday April 12, 2017 at 9:00 am
Work session: Wednesday April 26, 2017 at 9:00 am

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 Pat's Pizza, Augusta
March 9, 2017

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 5:41 p.m., with the following present: Treasurer and Board Member, Ratna Don

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

Motion was made by Ratna, and seconded by Charlie, to approve the February 23, 2017 Executive Committee Minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Royce, to approve the January 1 through March 8, 2017 Treasurer's report. Motion passed unanimously.

Follow-up Bangor Savings Bank inquiring Concerning a Meeting Room: Ratna reported that the Bangor Savings Bank has a meeting room that is available from 7:30 a.m. to 5:30 p.m. However, it requires a two-month advanced notice to reserve it. The Bank is willing to accommodate our next annual meeting on Tuesday, February 13, 2018 and will allow food to be brought in for this event. Ratna tentatively had them hold the date for CAHA. Other possible meeting places were Augusta City Hall, Downeast Energy, and Kennebec Valley Federal Credit Union.

Legislative Outreach/CMAOA—Update: Public Hearing on LD 441: Barbara reported that she and Ratna attended the Legislative Public Hearing of LD 441—An Act To Require Certification Under The United States Environmental Protection Agency's Lead Renovation, Repair and Painting Rule on Wednesday, March 8, 2017. Lobbyist Dan Bernier spoke against the bill along with several CMAOA supporters.

Oil Committee News: Ratna reported that Fabian's OPUS pricing is less than J&S's. The oil committee will meet in April to discuss Fabian as a potential fuel vendor for the CAHA members.

2017 Annual Banquet Certificates of Appreciation to Vendors Update. Ramona showed the Board of Directors a draft of the Certificate of Appreciation she will send to the vendors who donated to the annual banquet and asked them to revise the wording as necessary. She did the same with the draft thank you letter that will be mailed along with the certificates. Ramona also plans to frame the certificates before having them mailed.

Vendor Letter Update: Ramona also presented a draft of her update of the vendor letter to read, in part... vendors to advertise a 20% discount or free delivery to CAHA members. It was the consensus of the Board to accept Ramona's update to the vendor letter.

Audit of CAHA Book Update: Royce submitted his audit report to the Board of Directors. It was the consensus of the Board to accept Royce's audit report and to have Ratna retain a copy of Royce's audit report and for Ratna to submit the original report to the CAHA Secretary, at least by the next Executive Committee meeting in April.

Ideas for the Member's Educational Meetings: Ratna had tentatively set up an educational meeting for the members in April at Kennebec Valley Credit Union. The meeting will start at 6:00 p.m. CAHA member Tracy Weber had contacted Bo Jespersen of The Breathable Home Energy Audit program concerning healthy energy efficiency for homes. It was the consensus of the Board to have Ratna send out email blasts to the members announcing the Educational meeting.

March Newsletter: Barbara will write the Secretary's Message to include the announcement of the Educational meeting.

Miscellaneous: The Board of Directors took a thirty-minute dinner break (6:00 p.m. to 6:30 p.m.).

Motion was made by Ramona, and seconded by Ratna, to adjourn at 7:30 p.m. Next meeting to be held on Thursday, April 13, 2017. Place to be announced.

Respectfully submitted,

Barbara Eckhardt, CAHA Secretary



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<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>Gosline's Hardware (207) 582-1900 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn & garden, hand & power tools.</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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