



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



January 2022

CAPITAL AREA HOUSING ASSOCIATION

"LANDLORDS WORKING TOGETHER"

Officers

President

Ratna Don

ratnadon44@yahoo.com

Vice President

Joseph Owen

owenj1953@yahoo.com

Secretary

Louise Hinkley

telhink@gmail.com

Treasurer

Ratna Don

ratnadon44@yahoo.com

Board of Directors

Charlie Anderson

speakez99@yahoo.com

Ratna Don

ratnadon44@yahoo.com

Louise Hinkley

telhink@gmail.com

Joseph Owen

owenj1953@yahoo.com

Nicole Covelli-Wentworth

nc111969@gmail.com

Dear CAHA members,

Please join us for CAHA/CMAOA Education Event via Zoom on Wednesday, February 2, 2022 at 5:00 PM

The speakers are Ed Event with Ampion Community Solar and with First Light Home Inspections regarding radon.

There will be drawing for two gift cards at the end the meeting. One is for Lowes and the other is for Mardens.

Hope to see you there.

This is your opportunity to ask questions and learn.

Zoom link will be emailed to you a day before the Education Event.

Due to the COVID-19 pandemic, our 2022 annual meeting will be held via Zoom. It is scheduled for 6 p.m. Tuesday, February 8, 2022. Topic: CAHA Annual Meeting Time: Feb 8, 2022 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81598163566?pwd=SjRYNUNJMzc0RUNuRnBoOQNPbk5vZz09>

Meeting ID: 815 9816 3566

Passcode: 023620

One tap mobile

+16465588656,,81598163566#,,,023620# US (New York)

+13017158592,,81598163566#,,,023620# US (Washington DC)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 815 9816 3566

Passcode: 023620

Find your local number: <https://us02web.zoom.us/j/81598163566?pwd=SjRYNUNJMzc0RUNuRnBoOQNPbk5vZz09>

Slate of Candidates for the Board of Directors:

For 2-year term: Nicole Covelli-Wentworth, Ratna Don, Louise Hinkley

Capital Area Housing Association (CAHA)
Annual Meeting Minutes
Held on Zoom, February 9, 2021

President Ratna Don called the meeting to order at 6:10 pm. A quorum was established.

Motion was made by Stefanie Barley, seconded by Valerie Morin, to approve the minutes of the February 11, 2020, Annual Meeting as distributed. Motion passed. Charlie Anderson moved, Stefanie Barley seconded, to approve the minutes of the Sept. 8, 2020, membership meeting. Motion passed.

Ratna announced that the 2020 Treasurer's report was included in the February 2021 newsletter. Charlie Anderson moved, Stefanie Barley seconded, to approve the Treasurer's report as published. Motion passed.

The slate of Board members was presented as follows:

For 2-year terms, Charlie Anderson, Joseph Owen, and Tracy Weber;

For 1-year terms, Ratna Don and Louise Hinkley

Nicole Coveli-Wentworth was nominated from the floor for 1-year term by Charlie Anderson, seconded by Stefanie Barley.

Valerie Morin moved, Stefanie Barley seconded, to approve the slate as presented. Motion passed unanimously.

Stefanie Barley moved, Joe Owen seconded, to adjourn at 6:20 pm.

Respectfully submitted,

Louise Hinkley, Secretary

**Capital Area Housing Association
Profit & Loss 2021
January through December 2021**

	<u>Jan - Dec 21</u>
Income	
2021 Dues	7,700.00
2021 Late Fee	45.00
2022 Dues	240.00
Interest	300.95
Total Income	<u>8,285.95</u>
Expense	
Administrative Staff	1,200.00
Audit	100.00
CAHA Website	47.40
Data Management	2,000.00
Educational Meeting Prize	75.00
Insurance	907.00
Legal Fees	300.00
Legislative Expense	900.00
Newsletter Creating	240.00
Newsletter Postage	58.50
Newsletter Printing	66.20
Office Supply	31.80
PayPal Fees	48.80
PO Box Rent	162.00
Postage	174.00
Tax Preparation	50.00
Telephone	321.83
Vehicle Mile Expense	193.00
Zoom Subscription	178.38
Total Expense	<u>7,053.91</u>
Net Income	<u><u>1,232.04</u></u>

**Capital Area Housing Association
Balance Sheet
As of December 31, 2021**

	◇ <u>Dec 31, 21</u> ◇
ASSETS	
Current Assets	
Checking/Savings	
Kennebec Savings Checking ▶	194.96 ◀
Money Market	<u>73,529.52</u>
Total Checking/Savings	<u>73,724.48</u>
Total Current Assets	<u>73,724.48</u>
TOTAL ASSETS	<u><u>73,724.48</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	12,671.67
Retained Earnings	59,820.77
Net Income	<u>1,232.04</u>
Total Equity	<u>73,724.48</u>
TOTAL LIABILITIES & EQUITY	<u><u>73,724.48</u></u>

A letter from Director of Communications, Government and Media Counsel, Maine Judicial Branch about FED (forcible entry and detainer) process

On behalf of the Maine Judicial Branch, let me begin by expressing thanks for all of your efforts to "come to the table," bringing constructive suggestions and a willing attitude to the task of providing enhanced opportunity for mediation and settlement in FED cases. We, too, have been making efforts to design a process that could provide additional time, and opportunity for mediation and settlement, between the commencement of the court process and the final hearing. The information sheet and mediation request form is in circulation, and we are adding your updates with the plan to post a revised version for use beginning this month.

As you are probably aware, the changes to the Maine Rules of Civil Procedure necessary to implement the planned new FED process are significant. The necessary change to the FED summons to include two dates (to give notice of the mediation day) is significant. Providing notice on the website and helping litigants to find it is a significant "ask." The degree of change to the rules and the challenges inherent in the plan, albeit known from the start, are sobering. In addition to this, informal comments received by the court from the bar have raised new concerns about challenges that will arise if all courts double the number of FED days on their dockets, even if one is remote. It is likely that all members of the group have had some reservations about the proposed process.

Given these considerations, and given that requests for mediation are already being received by the court, at this time the court is adjusting its expectations, and will postpone implementation of any new process, while tracking the volume of requests for mediation received. The tracked information should be very helpful in assessing next steps. During the evaluation process, requests for mediation will be addressed on a case-by-case basis, and, if necessary, a new mediation process will be developed as and if the need becomes evident.

While I understand that this news might be something of a disappointment, pursuit of such a significant change will be better served if underpinned with data and experience in the case-by-case scenario. As we continue to work on this process, we would be grateful for your continued input and appreciate your willingness to work with us.

The Maine Judicial Branch thanks you again for all of your diligent efforts and work to improve the FED process in Maine.

Best regards,

Amy A. Quinlan, Esq.

Director of Communications, Government and Media Counsel, Maine Judicial Branch

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Fabian Oil Inc. a full service company offering all types of heating and motor fuels. We also maintain a full-scale service department for oil, propane and natural gas. We are happy to assist you in ordering fuel, setting up credit or with any questions you may have. Call us at (207) 465-2000.



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 at (207) 623-3322 or email at cathy@fieldings.com and you will see how dedicated we really are.

Newcomer Relocation Services... "Quality Rentals" Phone/Fax: 622.4312 Cell: 446.4312 Ramona@NewcomerRelocation.com www.NewcomerRelocation.com No application fee for CAHA members	I should have bought it when I saw it at MARDEN's Surplus & Salvage Mr. Ken Clark Flooring Merchandiser Cell: 207.944.3324 Email: KClark@Mardens.com 5% Discount on all flooring	Northeast Bank (207) 623.0303 Mortgage loans for residential and investment properties https://www.northeastbank.com/	STEVENS & DAY, LLP 82 Winthrop Street Augusta, ME 04330-5506 phone (207) 430.3288 www.StevensDayLaw.com Discounted hourly rates and flat fee arrangements for CAHA members Avery Day, Esq. ADay@StevensDayLaw.com
Sherwin Williams Paint + Paint Supplies (207) 622.6818 (Mgr. Jeremy Akeley) sw5736@sherwin.com All painting accessories 15% off list price everyday! 20% off many case lots!	Gosline's Hardware (207) 582.1900 (Mgr. Joel Serapb) 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn & garden, hand & power tools.	Maine Equipment Rentals 1011 Western Ave., Manchester, ME 04351 207.621.2160 www.MaineEquipmentRentals.com	State Farm Insurance Mike Alden, Agent 2540 US Route 202 Winthrop, ME 04364 207.395.2118 www.insuremealden.com Free goody bag for new accounts
Bar Harbor Bank & Trust SSachs@BarHarbor.Bank 207.446.0990 368 Route 3, South China, ME 04358	Mattson's Flooring & Window Treatments Manager: Ashley Woods 276 Whitten Rd. Hallowell, ME 04347 AWoods@MattsonFlooring.com	Manchester Motor's Western Ave. Manchester, ME 04351 207-622-2400 https://www.manchestermotors.net	

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