

# ALOC NEWS

www.cumberlandlandlords.com

August 3, 2005

Associated Landlords of the Cumberland Area  
ALOC Phone (301) 759-0530 P.O. Box 1867

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## Landlords, Drugs and the City Council

A recent newspaper article carried a front page headline about the Cumberland Mayor and Council getting tough on Landlords who rent to drug dealers and other malcontents. My first reaction was here they go again blaming the poor Landlord for all of the social ills and crime problems that occur in Cumberland.

Needless to say an immediate call was placed and Councilman Hendershot explained his position on the issue and the action the City wants. They plan on setting up some system of notifying the Landlord when there has been numerous complaints about a rental property and or the tenants residing in the unit. At that point it would be up to the Landlord to take whatever action is necessary to avoid future occurrences. If the problem persists the City will probably ask that stronger action be taken including eviction.

Needless to say there are many, many loose ends here! I informed Councilman Hendershot that there may be constitutional issues involved and though we may be able to evict based on repeated complaints and Police visits, we cannot do so based on an arrest. Anybody can be arrested and until they have their day in court they are presumed innocent. If there is a conviction we would probably have more than sufficient grounds for eviction.

The bottom line is Landlords must be allowed to conduct their business without undue interference from any government. If there is a drug, violence or nuisance problem in a neighborhood or at a specific building it is primarily up to the folks with the guns and badges to do their job and arrest the perpetrators followed by the judges convicting them and putting them behind bars.

## Allegany College Courses

ACM is seeking information from Landlords about their needs for Lead training and we encourage all members to reply and let them know what they need. If you did not get a questionnaire you can call ACM at 301-783-5336.

## Notes from Washington County

Many members of the Maryland Property Owners Network regularly swap newsletters and share information. This month it is our turn to borrow some information from our neighbors in Hagerstown.

Attached you will find copies of some excerpts from one of their recent newsletters that may prove helpful. In the September newsletter we will have in depth information about the changes to the MDE regulations that take effect in February of 2006.

## MPON News

One of the issues we will soon have to confront will be the cost of a Lobbyist to handle our affairs with the Maryland Legislature. For the past ten (10) years we have been very fortunate to have one of the biggest and best lobbyists in the state, Bob Enten, handling real estate matters for us in Annapolis. Mr. Enten's fees have been paid solely by the Baltimore Property Owners and with the changing times and changing ownership dynamics they are finding it difficult to cover all of the costs involved.

At our last MPON meeting we were asked to consider how we can fairly share Mr. Enten's cost among all of the groups in the state. Bob does a great job in Annapolis and we certainly need to keep him on board. Though the MPON has not specifically come up with any plan, we need to consider how we can make a contribution to cover our fair share of Mr. Enten's fees.

I am sure that many of the statewide groups will have to look at a different dues structure to cover the cost. When we meet in September we need to discuss this a little more in depth.

**Your Business Advertisement can be displayed in this business card sized ad.**

**Contact Jeff Hutter at 301-777-0379 in the evenings for details or email to [jjhsr@hereintown.net](mailto:jjhsr@hereintown.net)**

## Carey Walker

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Visual Inspections and Dust Wipes  
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Cumberland, MD 21502  
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3-05

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## Robert Saville

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## Landlord Handbook

Hardly a week goes by without a call coming in from a Landlord with questions about how to handle a particular problem with one of their rentals. While I am more than glad to help any way I can, there is a nice Landlord-Tenant Handbook available from Baltimore Neighborhoods Incorporated for approximately \$ 15.00, which will provide many of the answers to Landlord questions. You can call them at 800-487-6007 to get current pricing and they will ship you a book upon receipt of your payment. Make sure you specify the State of Maryland edition as they have another version that is geared to the Baltimore area, which has slightly different regulations. You don't want to end up with the wrong version.

This book has sections covering the Maryland Real Property Code, Lead Paint, Maryland Mobile Home Law, Federal Law (EPA-HUD-ADA- Housing Discrimination-etc.), Rent Court Process, Definitions and a nice index. Most areas of the book are referenced to the applicable sections of Maryland Code. Local Housing codes are not covered in this handbook. Copies of the Cumberland and Frostburg Housing Codes are available from their respective Housing offices, usually at no charge, if you are a Landlord in those cities.

A copy of this manual will be available at the Fall meetings if any member wants to see what is contained in the handbook and if you want to see it sooner, give me a call and I will arrange to have it available at TWR Communications at 549 N. Centre Street for you to review. I can be best reached at home in the evenings at 301-777-0379. I have voice mail in case I am unable to take your call. If you must call during the day you can reach me at 301-777-2692 ext. 137.

### Leases and other Documents

ALOC has available leases, rental applications and tenant checklists for sale, at cost, to members. The cost for each item is as follows: Large print Lease @ \$ 1.25  
Rental Application @ \$ 0.50 - Move in Checklist @ \$ 0.50  
Lead Paint Brochures, both EPA & Maryland and document receipt@ \$2.50 for the set -  
Document Receipt for MDE & EPA brochures (disclosure) @ \$ 0.25

These forms are kept at Jeff's office, TWR Comm. at 549 N. Centre Street. Any paid member can stop by and pick up whatever they need. If you need more than 5 of each item please call at least 24 hours in advance so that we can make sure we have plenty on hand. Call 777-2692 ext 113,115 or 147 Monday through Friday and you can talk to Pam, Gary or Kathy. Please note: We do not keep MDE or City Housing registration forms on hand.

### ALOC Officers

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### Meeting Schedule

September 12, 2005

November 14, 2005

February 13, 2006

May 8, 2006

Meetings are held at the  
South Cumberland Library  
on Race and Seymour St.  
at 6:30 PM

### Thoughts for the Month

Follow the grain in your own wood.  
Howard Thurman

Our remedies oft in ourselves lie.  
William Shakespeare  
*All's Well That Ends Well*

### TWR Communications 301-777-2692 9-30-05

TWR supplies quality high speed Internet Access, both dialup and Wireless in the Tri-state area. TWR provides other computer services including training, computer repairs, networking and website hosting. If you have need of storage space check out our self-storage facilities on Necessity St. TWR is an agent for Cellular One, operates a wide area network with wide area paging and mobile 2-way radio. Check us out at [twr@hereintown.net](mailto:twr@hereintown.net)

### Marsh Neilson & Sons General Contractors

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301-724-5323

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### Renter's Insurance

It is a good idea to discuss renter's insurance with your tenant's as your insurance will not cover their property. If you have a fire or other calamity the tenant will have their own insurance to cover them and it will relieve you of one less hassle. We understand that it is possible for the landlord to purchase this insurance for tenants, but you will probably need to talk with your agent.