

# ALOC NEWS

www.cumberlandlandlords.com

February 7, 2005

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

Vol. 11, Issue 2

## Landlord – Tenant Complaints – Screening III

Continuing from last month we should have now completed the review of all documents, applications credit reports and etc. At this point you should now have everything you need to make a decision who to rent to. Keep in mind that tenants who pressure you to make snap decisions often have reasons to move in quickly and most are not in your favor.

When making your decision have yourself a 1<sup>st</sup> and 2<sup>nd</sup> selection as it is possible that your 1<sup>st</sup> pick may have already found a another place or may not be able to come up with all of the money when the time comes to sign the lease and move in. Once your new tenant has been determined and you head towards move in day it is important to get verification that they have the utilities turned on and in their name (not their child's or a friend!). This is critical if the utilities are currently on and in your name as many tenants will drag their feet while using your gas and electric. Some even go on for months with all kinds of excuses about they can't come up with the deposit or they forgot and etc.

When the move in day comes it is the time to do a walk through inspection with your new tenant, get all of the paperwork completed and establish the ground rules for occupancy. If you take the time to go over the terms of the lease, your expectations about paying the rent, house rules and other pertinent items you will go along way to reducing problems in the future. Also make sure that you have collected all of the appropriate rent and security deposit. Now is not the time to accept excuses and promises of payments in the future. Make it clear that getting your money on time is non-negotiable. Good luck you should be in good shape!!

## Rental Statistics

The City has asked us to provide vacancy numbers by bedroom size for use with their CDBG Consolidated Plan. You can email the number direct to Raquel Ketterman at [RKetterman@allconet.org](mailto:RKetterman@allconet.org) or Jeff Hutter at [jjhsr@hereintown.net](mailto:jjhsr@hereintown.net) or you can call our 24 hour number above and leave your numbers with the operators. Your assistance will be appreciated.

## DUES TIME

If you find a dues notice attached you will need to pay your dues for 2005 as soon as possible. Many new members who recently joined will not have to pay dues as the amount for 2005 was collected when they recently joined. Members having any questions about their dues can call Jeff Hutter at 301-777-0379 evenings and weekends.

## February Meeting

For our February meeting we plan on having some insurance people in to bring us up to date on this important part of our rental business.

## MDE Report and update

The MDE recently released its 2003 report and again it indicates the lessening of lead poisoning throughout the state. The number of lead poisoned children dropped from 260 to 237 and the elevated lead blood level dropped from 2,297 to 1,719. Since 1996 the percentage has dropped from 3.1 (1,830) to 0.3 (237) for lead poisoned and from 16.5 (9,884) to 2.2 (1,719) for elevated lead blood level.

Actual levels for the highest six areas are as follows:

	Poisoned	Elevated lead in blood
Baltimore City	160 0.9 %	1,166 6.4 %
Dorchester	5 0.9 %	26 4.8 %
Somerset	5 0.9 %	18 3.3 %
Allegany	5 0.4 %	30 2.3 %
Caroline	3 0.4 %	14 1.8 %
Queen Anne's	2 0.4 %	5 1.0 %

Keep in mind that these figures reflect Baltimore having the highest level of testing with Allegany County being the 4<sup>th</sup> highest in the state which coincides with its actual numbers. These numbers include owner occupied, compliant rental and non compliant rental figures.

Beginning in March the 1 day Worker training course will be changed to 2 day. We assume that this will match up with the current Supervisor course. More to follow!

**Richard Bonig**  
**Rental Property Inspections**  
**Dust Wipe Tests/Visual Inspections**  
301-777-1369

MDE: Certified Lead Paint Visual Inspector  
HUD: Certified Lead Sampling Technician  
9-30-04

## *Carey Walker*

Lead Inspections for Rental Housing  
Visual Inspections and Dust Wipes  
201 Massachusetts Ave.  
Cumberland, MD 21502  
301-722-8328

3-05

## Highland Enterprises LLC

Lead Abatement - Lead Risk Reduction  
Rental Property Maintenance Contractor

Telephone 301-729-1086  
FAX 301-729-4801 - Pager 301-546-0221  
3-30 / 9-30

## Robert Saville

VISUAL INSPECTOR  
MDE Inspections Lead Dust Wipes  
LEAD PAINT SUPERVISOR  
"Excellent Rates"

Telephone/FAX: 301-729-2994

1-05

## Legislative Update

I have been on the phone with some of the Maryland Property Owners Network members and as many of you know the Governor is supposedly submitting some new legislation that will decrease the lead blood levels for both lead poisoning as well as the elevated blood lead levels. If you remember I predicted that this would be the next step with the numbers under the current program and levels continually decreasing. It is our understanding that the Governor's bill is part of a bigger package with some changes that Landlords may want. I expect to have more details later in February once our first MPON meeting has been held.

With the last day for the filing of new bills quickly approaching we will soon have a feel for any other real estate related bills that we may be faced with. Once we know of other bills we will be able to develop a statewide strategy. Some of our members have already written letters to the Governor regarding this new lead bill and we would certainly encourage others to follow suit, however keep in mind that we do not have complete picture yet and there will probably be a lot of maneuvering in committee before this becomes a reality. One thing we are asking for is a complete breakdown of the lead poisoned and elevated lead blood level figures by owner occupied, compliant and non-compliant property owners. If you remember last years figures were definitely tilted towards the non compliant landlords. Hopefully this trend is continuing and we can use it in our negotiations. We assume that there will be numerous committee hearings on this bill and ALOC's President, Jeff Hutter, will be in attendance, barring any schedule conflicts

I continue to hear complaints about the Cumberland HUD program and I am waiting on written documentation from the membership before I approach the Mayor and City Council.

## ALOC DUES for 2005

It is that time of year again when membership dues in the amount of \$ 40.00 will be due. Payment by January 1st will be appreciated. A dues bill will be enclosed with member's newsletter if your payment is required.

The dues cover the costs of our mailing and correspondence, membership in the Maryland Property Owners Network, telephone costs, costs associated with attending meetings in Annapolis, development and reproduction of our leases and etc.

When you see some of the fines levied against landlords for failure to register or comply with the myriad of laws in effect, our dues represent a real bargain! We will keep you informed!

### ALOC Officers

J. Jeffrey Hutter President

Carey Walker Vice President

Stephanie Hutter Secretary

J. Jeffrey Hutter Treasurer

Board of Directors

Clarence Anderson  
Steve Jenkins  
Bob Saville

### Want to save \$\$\$ Money?

Kitchens, bathrooms and etc.

You could save hundreds on your Tub, Tile and Countertop repairs.

If it has a finish, let Copman's refinish it!

### Copman's Refinishing

Because the job is not complete, until it's been finished

A division of Copman's Home Works...MHIC #74778 301-722-3697 10/05

### Meeting Schedule

February 14, 2005

March 14, 2005

April 11, 2005

May 9, 2005

June NO MEETING

July NO MEETING

August NO MEETING

September 12, 2005

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

### Thought for the Month

"The price of greatness is responsibility."

Sir Winston Churchill

"In the middle of difficulty lies opportunity."

Albert Einstein

### 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

Replacement windows, doors, painting, trained in Lead Abatement, Also roofing, porches and decks, plumbing and electrical work.

Lets us take care of your lead problems!

For more information call

### A-1 Inspections, Inc.

PRE-PURCHASE/PRE-SETTLEMENT  
INSPECTIONS RESIDENTIAL AND  
COMMERCIAL LEAD INSPECTIONS

PHONE 301-724-LEAD

301-724-5323

6-05

### The Credit Bureau, Inc.

We have been in the business of building databases for over 50 years. Let us build one for you! For those of you contributing rental history, thank you. For those who haven't called me, it's easy.

800-825-6604

5-05