

ALOC NEWS

www.cumberlandlandlords.com

July 8, 2005

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

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Cumberland Rental Registration Fees

ALOC President Jeff Hutter attended a Mayor and Council meeting in May to voice concerns about rising rates for rental registration. At the end of the meeting Jeff made some public statements to the Mayor and Council and was informed by the Mayor that they have assigned Jeff Rhodes from the City to work with ALOC to upgrade the Housing Code. It is probably too early to say where this will go but we will keep you informed.

Based on the recent vote taken by the Mayor and Council it is likely that the rental registration fee for next year will probably rise to around \$ 25.00 per unit. Unfortunately we have little ability to argue this increase when every other governmental housing agency in the state charges higher fees. We hope that we can negotiate some changes to the code that will make this higher rate easier to live with.

John Robb Passes Away

Our long time friend and legal advisor, John M. Robb Jr. passes away on June 19th after a long battle with cancer. John reviewed all of our legal documents and even appeared before the Mayor and City Council when we fought the Cumberland Housing code. For many years he also handled 1000's of real estate closings for many of our members. Prior to the onset of John's illness he formed a new partnership with Jamie Walsh who has now taken over the operation of the firm.

I am sure that we will all miss John and the valuable assistance he rendered to the local real estate community and especially for us *poor Landlords!*

HUD Concerns

We continue to receive some calls about Landlords having problems with the local HUD program in Cumberland and we ask that you make these complaints in writing to the Mayor and City Council and copy to Jeff Hutter. We have spoken with the Mayor about some of these problems but it helps to have specifics.

MDE Changes

With the passage of HB 251 we will see changes in the regulations that take effect on February 24, 2006. As we mentioned before the blood lead levels that trigger risk reduction work and or a full qualified offer will be lower in 2006 and this brings these numbers in line with Federal levels used by the CDC.

From 2001 to 2006 the level triggering risk reduction was 15 ug/dcl and this decreases to 10 ug/dcl. The levels for a qualified offer which are now 20 ug/dcl will decrease to 15 ug/dcl.

It is too early to guess at what effect these new numbers will have on the number of lead poisoned children, but it seems likely that it will not be a major factor for those of us outside Baltimore.

In our next newsletter we will try to have a more in depth explanation of the changes made by HB251.

HB 412 is also important if you are planning on selling or buying any real estate soon. For many years we could sell property "as is" and the buyer was stuck with whatever problems cropped up later. This new law will require the disclosure of defects including latent defects that you have knowledge of. We assume that this might include things like prior roof or foundation leaks that you had repaired and or used a contractor. Probably the key here will be the potential presence of records showing that there was some sort of work done on the property. We believe that the Realtors will have on hand an appropriate disclosure form late in the year and we will try to get a copy once this bill takes effect in October 2005.

Payment Changes for ALOC Forms

Effective July 1st all ALOC forms will be provided and sold to the membership by TWR Communications. There will be no changes in the forms or pricing. Everything remains the same except any checks for the forms will need to be made out to TWR Communications and are available ONLY to paid members.

The reason for the change is simple – we currently pay TWR to make the copies and then collect the fees from each member when they purchase forms and turn them over to ALOC. This requires a lot of administrative time, Invoicing, payments and etc. By turning it over to TWR we will increase efficiency without any effect on the membership.

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

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1-06

MPON Legislative Update

The Maryland Property Owners Network met on June 21, 2005 in Annapolis with Jeff Hutter from ALOC and Bill Russell from the Frostburg Landlords Association in attendance. For our regular members we have attached a summary of the bills that were considered with commentary on the ones that were passed and signed into law. Some of these bills are quite complicated and it is difficult if not impossible to cover them in depth. If any member wants more information on any particular bill you can contact your local delegate or senator for a copy. These are also available on the state's website at <http://mlis.state.md.us/index.html#subs>

The new laws passed include:

SB 67 - Property Tax Valuation
SB 192 - Real Property - Residential Property Disclaimer and Disclosure Statements - Latent Defects
SB 339 - Landlord and Tenant - Termination of Lease - Limitation of Liability for Rent
SB 674 - Real property - Abatement of Nuisances on property used for Controlled Dangerous Substance Offenses
SB 761 - Real Property - Foreclosure - Protection of Homeowners

HB 251 - Waste Management Administration - Lead Poisoning Prevention
HB 253 - Maryland Housing Rehabilitation Program - Regular Rehabilitation Program - Residential Building Construction
HB 657 - Real Property - Residential Leases - Attachment of Security Deposits
HB 1155 - Environment - Lead Contaminated Dust Testing and Inspections - Related Party

These are the most important laws passed and over the next few months we will try to review each of the important ones!

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

July NO MEETING
August NO MEETING
September 12, 2005
October NO MEETING
November 14, 2005
December NO MEETING
January NO MEETING
Meetings are held at the
South Cumberland Library
on Race and Seymour St.
at 6:30 PM

Thought for the Month

Distrust all in whom the impulse to punish is powerful.
Friedrich Nietzsche

Faith is the bird that sings when the dawn is still dark.
Rabindranath Tagore

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

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