

ALOC NEWS

www.cumberlandlandlords.com

June 6, 2005

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

Vol. 11, Issue 6

Cumberland Rental Registration Time

By the first of July members with rentals in Cumberland will have to renew their registration and this may be your first encounter with the new rules regarding proof of MDE compliance and or registration requirement. Alvin Bowles from the MDE has been traveling around the state meeting with local rental licensing/ registration offices to explain the new law and the requirements.

We believe that some of these agencies are not 100 % sure how they will handle this matter. For instance what is a municipal housing office supposed to do if a landlord cannot produce sufficient proof of his MDE compliance and or registration fro occupied units? If they cannot accept the renewal what happens to the tenant?

Lead Paint Training

Allegany College of Maryland will have numerous courses as listed below:

| | | |
|----------------------------|--------|------------------|
| Lead Paint Worker | 2 days | June 21-22, 2005 |
| Lead Paint Supervisor | 2 days | July 14-15, 2005 |
| Lead Supervisor Refresher | | August 16, 2005 |
| Visual Inspector | 2 days | July 12-13, 2005 |
| Visual Inspector Refresher | | August 2, 2005 |

For more details about the courses, their costs and other details contact Allegany College at 301-784-5341.

Potential Insurance Problems with Dogs

When thinking about your insurance you may want to consider the possible implications of allowing pets and or not enforcing the "no pets rule". Many carriers providing homeowners coverage are now asking about whether you have a dog and does it have a bite history. If you answer yes you could end up with no insurance or much higher rates. The problem is that you may not know about any bite history with a tenant's dog and if it would bite, seriously injure or kill someone you would most likely get dragged into the lawsuit.

Keep in mind that the hospitals routinely ask about certain injuries to determine if a dog bite is involved and it is then reported to Animal Control, which may issue a dangerous dog warning. BE VERY CAREFULL WITH THIS!!

Future Speakers for Meeting

Shawn Grove from the Cumberland Police Dept is scheduled to come back in September to talk about ways to detect and identify drugs and drug use in our rentals. We understand that this will be more than a few minutes presentation. In November we will have Darrel Lee Powell from the City of Cumberland as our speaker. He will cover the various issues associated with Fair Housing and discrimination issues.

For early 2005 we hope to have a representative from CBC Companies in to talk about credit checks for tenants. We are still working on a theme and or speaker for the May meeting and we will keep you posted, obviously we have lots of time!

Meeting Schedule Change

The membership approved the below listed meeting dates fro the next year or so. When we start our fall 2005 meetings we will meet as follows:

September 12, 2005
November 14, 2005
February, 13, 2006
May 8, 2006

If you have questions or need assistance you can contact Jeff Hutter at his home number 301-777-0379 most evenings or on weekends.

Breach of Lease

The normal times for giving the tenant a Breach of lease notice with potential eviction is 30 days. This changes to 14 days in cases where there is a "clear and imminent danger to the tenant, others, landlord and etc." The 14 day notice is designed to cover crime related problems including drugs and physical assaults. I was asked about this by one of our members and I will try to have more information in the next newsletter

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

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

1-06

MPON Legislative Update

The Maryland Property Owners Network will meet on June 21, 2005 in Annapolis and we will have an in depth summary available later for the membership.

Governor Ehrlich has vetoed a number of bills of interest to many of us who operate businesses and or have employees. The so called Wal-Mart bill which would have required health insurance benefits equal to 8% for companies employing over 10,000 workers. If benefits were not provided a tax in the same amount would be imposed. This was clearly seen as anti-business and it is best for our economy that such a law, which would have gotten worse over time, does not torpedo the economy just as it is recovering.

Another bill vetoed was the minimum wage bill that would create an artificial island (the state of Maryland) in the Mid-Atlantic region with a higher minimum wage than all of the states around it. Any increase in the minimum wage should be done at the federal level with the same rate applying in all states.

The bad news with both of these bills is the very real possibility that the veto could be over-ridden in January when the Legislature starts the 2006 session. Hopefully these folks will wake up and smell the coffee.

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: Small print Lease @ \$ 0.50- Large print regular or HUD 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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Carey Walker Vice President

Stephanie Hutter Secretary

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Meeting Schedule

June NO MEETING

July NO MEETING

August NO MEETING

September 12, 2005

October NO MEETING

November 14, 2005

December NO MEETING

Meetings are held at the

South Cumberland Library

on Race and Seymour St.

at 6:30 PM

Thought for the Month

"Minds are like parachutes...they only function when they are open."

Thomas Dewar

"Trust everybody-but cut the cards."

Finley Peter Dunne

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

Marsh Neilson & Sons General Contractors

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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