

ALOC NEWS

www.cumberlandlandlords.com

April 7, 2006

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

Vol. 12, Issue 4

DUES TIME

If you find a dues notice attached you will need to pay your dues for 2006. We urge those that haven't paid to forward payment at their earliest opportunity so that we can close out our books. We will start culling non paid members within the next few weeks so your prompt payment would be appreciated. Members having any questions about their dues can call Jeff Hutter at 301-777-0379 evenings and weekends.

Training Opportunities

At our last meeting the membership voted to go ahead with Landlord Training in May. The first session will be held on Saturday May 6, 2006 from 1-4 PM (questions until 5 PM) and this will cover all of the basics of surviving as a Landlord. The second session will be held on May 27th with the same times and will cover in depth the various parts of Maryland's Landlord - Tenant Law, MDE Lead Paint Regulations, Cumberland and Frostburg Housing codes and other items. Depending on availability the National Tenant Network may be present to provide training for their various programs.

The cost for the courses will be 15.00 for either the Basic Session or the Advanced or \$ 25.00 for both. This is a per person cost. In addition a Landlord - Tenant handbook is available for \$ 15.00. A sign up sheet is attached and we encourage all members interested to sign up and remit their payment as soon as possible so that we can quickly get everything worked out. We anticipate holding the courses at TWR Communications.

Members having questions should contact Jeff Hutter at 301-777-0379 (home) or by email jjhsr@hereintown.net.

National Tenant Network

The folks at NTN will be mailing subscription packets to members in the next couple of weeks and or you can sign up for the services by downloading the subscription forms from the NTN website www.NTNonline.com or you can pick up forms at TWR anytime after March 20th.

MDE 2004 Report Out

Once again this year we have seen the lead poisoning numbers continue to decline. In 1996 we had 1830 lead poisoned children compared to 230 in 2004. For elevated blood lead levels we had 9,884 in 1996 versus 1,811 in 2004. Also keep in mind that the ebl trigger levels have been decreased twice during this period.

Overall Allegany County has some interesting statistics as follows:

4th highest level of testing for lead in the state 0-35 months

5th highest in percentage of lead poisoned children

11th highest level for testing 36-72 months

No ranking as we had no poisoned children in the group

6th overall ranking for % of lead poisoning/ebl cases

Please keep in mind that many, many counties have very little testing which results in fewer cases detected. For instance Calvert County has no cases probably because its testing level is less than half of Allegany County's. Other counties with low testing are Carroll, Anne Arundel, Cecil, Charles, Frederick, Harford, Howard, Queen Anne's, St Mary's and Talbot. It is probably safe to assume that if testing levels were raised in these counties we would possibly see Allegany County's place in the ranking slip farther to the bottom. The good news for us is that our higher levels of testing means that our future exposure may be less than the other counties.

Over 15 counties in the state had lead poisoning case with ebl's in excess of 25 and Allegany County had none in this range with the highest being just over 20. This indicates that these other counties have a much more severe problem than we do in Cumberland!

In 1997 Allegany County had 72 ebl and 8 poisoned cases compared to 24 ebl and 3 poisoned cases in 2004. Our testing of 1-2 year olds also ranked 3rd in the state and this is the area where we picked up our 3 lead poisoning cases.

The full report can be downloaded from:

www.mde.state.md.us/assets/document/LeadCoordination/WasLeadRptCLRAnnual2004.pdf or contact Jeff Hutter for details.

2006 Dues

Membership dues are \$ 50 for 2006 and prompt payment would be appreciated!

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

3-06

Chestnut Flats LLC Rental Property Management

www.chestnutflats.com

Telephone 301-729-1086 FAX 301-729-0608
3-30 / 9-30

Robert Saville

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

Telephone/FAX: 301-729-2994

1-07

Maryland Property Owners Network

The Maryland Property Owners Network met on April 4th to continue their efforts to establish a formal statewide group with officers and a Board of Directors as well as reviewing pending legislation. Bill Russell from Frostburg and Jeff Hutter from ALOC attended.

As of April 6th the following bills are dead:

SB 471, SB 489, SB 502, SB 597, SB 599, SB 745, SB 929, HB 1445, HB 1446, HB 1447, HB 1481, HB 1483, HB 1539, HB 225, HB 359, HB 566, HB 683, HB 972, HB 1154, HB 1394, HB 1403 and HB 1410

Some bills still alive in the final hours are:

SB 586, SB 589, HB 1450, HB 1527, HB 1676, HB 1709, HB 354, HB 952, HB 1429

At this point, overall, we are doing well with legislature this year, however it won't all be over until midnight Monday and we do have some concerns about a few bills. Of greatest concern is HB1676 which passed the House and is being voted on the Senate floor as this newsletter is being written. If passed this would allow blood tests to be either venous (blood drawn from a vein and more accurate) or capillary (finger prick and not consistent or reliable but quicker and cheaper). This could generate some false positives and a flurry of lobbying was taking place on the 7th and 8th to have the bill amended to avoid false positives.

Overall I believe we are ahead of the game this year; however some bills we would like to see passed did not make it!

Thanks to the efforts of our lobbyist Bob Enten and the actions of the members of the MPON who took time to contact various members of the committees hearing the bills!

For details on these Bills contact Jeff Hutter at 301-777-0379(evening) or visit the state website www.mlis.state.md.us/ .

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 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 Hutter'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 115 Monday through Friday and you can talk to Pam, Kathy or Gary. Please note: We do not keep MDE or City Housing registration forms on hand.

ALOC Officers

J. Jeffrey Hutter President

Carey Walker Vice President

Stephanie Wharton Secretary

J. Jeffrey Hutter Treasurer

Board of Directors

Clarence Anderson
Steve Jenkins
Bob Saville

Meeting Schedule

May 8, 2006

September 11, 2006

November 13, 2006

February 12, 2007

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

Thoughts for the Month

"We must not allow ourselves to be discouraged by the difficulties."

"Life is a test and this world a place of trial."

Sir Winston S. Churchill

TWR Communications 301-777-2692 9-30-06

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

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

6-06

Ideal Property Management, LLC

"Call Us TodayFor A Peaceful Tomorrow"

2-07

A full-service, cost effective Management & Maintenance Company for Cumberland, Frostburg & surrounding areas.

Bonded and Insured *Complete Management Staff *Member of ALOC &FLA

Office: 301-777-2775

Email: ideal4@verizon.net

Residential \$ Commercial.....Jay @ 240-727-5495

College Units.....Tabby@ 240-727-5494

Visit us on the web at:

mysite.verizon.net/vzzerx99k