

ALOC NEWS

www.cumberlandlandlords.com

December 1, 2006

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

Vol. 12, Issue 12

ALOC Membership

Over the years our membership has hovered around 100 to 115 members and we see many new members come onboard each year and a corresponding group drop off. Some of the reasons are obvious as properties are bought and sold we see members drop out because they sold their real estate to new entrants into the real estate market. As the membership sells and buys real estate we would certainly appreciate your passing on information regarding membership in our group. Word of mouth is the best way to keep our membership numbers up!

Sometimes I hear from members that they cannot attend meetings and therefore they don't believe they should remain a member. ALOC has never had an attendance rule or policy and you should not let this be of concern. On the other hand many members call me to express their satisfaction with the information provided within our newsletter. We also have many absentee landlords who simply cannot make it to meetings unless they happen to be in town on the meeting days.

So why should I remain a member or encourage other landlords to join?

Landlords are far from a protected class and many politicians at all levels see us a fat cow to be milked and milked dry if we let them! As individuals it is difficult to influence politicians at the state or local level and this is why ALOC was formed. Have we stopped all of the bad laws from being enacted, certainly not! However if you saw the proposed laws at the state and local level before we got done with them you would be deathly ill. Keep in mind that we are dealing with many political people that have never been faced with meeting a payroll or caught up in the regulatory quagmire we deal with daily! Your continued membership allows us pool resources to fight this onslaught!

But probably one of the best reasons for being a member of ALOC is access to our President Jeff Hutter (home number 301-777-0379 is usually the best time and place to make contact) when you have any questions about being a Landlord. While Jeff is not an attorney he helped many of ALOC's members through difficult situations, by answering questions, obtaining information, counseling them based on his experience and referring them to attorneys when needed.

Upcoming Speaker for 2007

We have asked Joe Mullenax from Allegany Business Consulting, Inc. to be our speaker for the February meeting. Joe operates offices in Cumberland and Hagerstown and is a frequent speaker at LPOAWC (Washington County Landlords) meetings. We felt that Joe with his knowledge of taxes and accounting would be an appropriate speaker with tax season coming up. At this time Joe has tentatively agreed to attend, unless his tax/business load is overwhelming!

For May we are working on having Bob Rider from the Cumberland Water Department. It has been a couple of years since we had Bob at one of our meetings and hopefully he will be available. Cumberland is currently in the midst of having a system on line to read water meters wirelessly and this may include monthly water bills instead of quarterly. This might make things easier for us as the bills would be smaller and they would not become huge past due bills as we see now with the quarterly billing.

Dues for 2007

At the November meeting the membership voted to set the dues at \$ 60.00 for 2007 and to confirm our membership in the new statewide group forming (Property Owners Association of Maryland, Inc.). Invoices for dues will be mailed out along with the December newsletter and we encourage all members to get the dues paid as soon as possible so that we can make our contribution to the costs of setting up the statewide group. As we discussed at the meeting we will also be participating in a statewide PAC and once that is set up we will be asking for voluntary contributions separate from our dues structure. While professional dues can usually be a deductible business expense, PAC contributions are political in nature and are not necessarily a deductible expense.

Address Changes

Please make sure to notify ALOC if you change your address and or phone number. We have had a few cases where newsletters have come back to us with no forwarding address. You can either call the 24 hour number 301-759-0530 or drop us a note or postcard to PO Box 1867 Cumberland, MD 21501.

National Tenant Network

Brian D. Haymaker
President
15 East Boscawen St. 2nd floor
Winchester, VA 22601
866-387-6320
www.ntenet.com

Carey Walker

Lead Inspections for Rental Housing
Visual Inspections and Dust Wipes
201 Massachusetts Ave.
Cumberland, MD 21502
301-722-8328 3-07

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 Association, Inc. forming and etc.

A dedicated group of nine (9) Landlord groups from all over the state of Maryland continue to meet every couple of months or so to hammer out the structure of a formal statewide Property Owners group and the articles of incorporation were filed with the state of Maryland in November. We also filed for our Federal Employer ID Number. Our non-profit filing is next in the pipeline and it is currently being worked on by our attorney. In December we will again meet in Annapolis and ALOC will be represented by Jeff Hutter and Frostburg by Bill Russell.

A number of new lead laws became effective on October 1, 2006 and members should be aware of the impact that these changes may have on their operations. Briefly they are listed below:

SB125 Criminal penalties are now in place for knowingly possessing, displaying or submitting any falsified or altered document demonstrating compliance with any environmental regulation or permit condition.

HB1450 Increased penalties (double previous fines!!!) for failure to comply with the Lead Regulations are now in effect. Failure to register will now cost \$ 20 per day not \$ 10! Failure to obtain a Risk Reduction Certificate will go from \$ 250 per day to \$ 500 !!!!

SB586 The exterior surfaces of an affected property may be exempt from MD Risk Reduction Standards if all exterior surfaces have been tested and are found to be lead free. Interior surfaces would still have to meet the standards unless they are also found lead free.

HB1676 This bill was effective July 1st and it allows the use capillary blood tests (paper filter testing versus the actual drawing of blood) to determine blood lead levels. Though not as accurate as the venous method this law passed with amendments to require a venous test if a capillary test indicates elevated lead levels.

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 @ \$ 1.70

Rental Application @ \$ 0.50

Move in Checklist @ \$ 0.50

Lead Paint Brochures, both EPA & Maryland and document receipt@ \$3.50 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.

TWR has limited Saturday hours from 9am-1pm most Saturdays (closed some Holiday weekends)

Please note: We do not keep MDE or City Housing registration forms on hand.

ALOC Officers

J. Jeffrey Hutter President

Carey Walker Vice President

J. Jeffrey Hutter Treasurer

Board of Directors

Clarence Anderson
Steve Jenkins
Bob Saville

Meeting Schedule

February 12, 2007

May 14, 2007

September 10, 2007

November 12, 2007

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

Thoughts for the Month

The manner in which it is given is worth more than the gift

Pierre Corneille

Courage is contagious.

When a brave person takes a stand, the spines of others are stiffened

Billy Graham

TWR Communications 301-777-2692 9-30-07

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

Rick 301-697-6530

A-1 Inspections, Inc.

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

PHONE 301-724-LEAD

301-724-5323 6-07

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 200 N. Centre Street Cumberland, MD
Email – ideal2006@verizon.net
Residential, CommercialJasmine ... 202-491-6161
College UnitsJohn..... 707-593-2746