

# ALOC NEWS

www.cumberlandlandlords.com

February 6, 2006

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

Vol. 12, Issue 2

## DUES TIME

*If you find a dues notice attached you will need to pay your dues for 2006. As of this date a little over half of our membership has paid their dues. We urge those that haven't paid to forward payment at their earliest opportunity so that we can close out our books. Members having any questions about their dues can call Jeff Hutter at 301-777-0379 evenings and weekends.*

## District Court Information

As mentioned last month I obtained a supply of District Court brochures and a set of two is attached for regular members. These included the following brochures:

Landlord/Tenant – How Landlords can resolve disputes with tenants.

Tenant/Landlord – How Tenants can resolve disputes with landlords.

Other forms, brochures and information are available at the District Court Website:

[www.courts.state.md.us/district/dctcivforms.html#brochures](http://www.courts.state.md.us/district/dctcivforms.html#brochures)

## Training Opportunities

As mentioned last month there may be opportunities for Landlord training later this year but it may be even later depending on funding and other considerations. This training will probably not cover some of the Landlord management techniques but instead will be geared to Landlord-Tenant relations, Housing Codes and etc. With this in mind and some of the conversations I have had with some of our members it may be opportune to run the Landlord Survival Courses through ALOC for a nominal fee of approximately \$ 15.00 for either the Basic Session or the advanced or \$ 25.00 for both.

Members interested in receiving training should contact Jeff Hutter at 301-777-0379 (home) or by email [jjhsr@hereintown.net](mailto:jjhsr@hereintown.net). We will also discuss this at the February meeting.

## More MDE Information

The MDE has issued a new form and procedures for compliance with the Modified Risk Reduction standard, enabling property owners to obtain MDE Certificate numbers for this work, when tenants sign the Verification that the Modified Work was done to their satisfaction. (You may recall that the MDE Certificate numbers are now required when you sue for possession for non-payment of rent and when you apply for registration or licensing as a landlord with your local jurisdiction).

The new form is called "Supervisor's Statement of Work with Tenant Verification". This form, and instructions, are found on the MDE website ([www.mde.state.md.us](http://www.mde.state.md.us)) by going to the right corner of the Main Page and click Land Programs, then click Lead. Then click Inspectors and Contractors and a list will appear including the form and instructions.

A more detailed description of the Lead Paint 100% rule appears on the Main Page of the MDE website ("Lead Paint 100% Rule"). In the MDE description, the Department offers to property owners who will not be in compliance by February 24<sup>th</sup> the opportunity to enter into a Settlement Agreement and Consent Order. We do not offer you any opinion about whether your failure to meet the 100% deadline, or whether your signing the Settlement Agreement and Consent Order, would have any affect on your civil liability to a person at risk who may test positively for lead poisoning after February 24, 2006, in a unit that is not in compliance.

If you are in this situation you are advised to get the work done as soon as possible and to seek out the advice of an attorney regarding the Consent Agreement.

**Next Meeting**  
**February 13, 2006**  
**6:30 PM**

## 2006 Dues

**Membership dues are \$ 50 for 2006 and payment by year end or in early January would be appreciated!**

**Contact Jeff Hutter at 301-777-0379 in the evenings for details or email to [jjhsr@hereintown.net](mailto: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](http://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

1-05

## Maryland Property Owners Network

The Maryland Property Owners Network met on January 13, 2006 to continue their efforts to establish a formal statewide group with officers and a Board of Directors. Bill Russell from Frostburg and Jeff Hutter from ALOC attended the meeting. Baltimore POA, Cumberland, Frostburg, Hagerstown, Cecil County and Salisbury all agreed that we need a formal group. Those present pledged financial support for 2006 to help defray the costs of our lobbyist, Bob Enten. The Baltimore Property Owners Association has made contact with some other groups around the state and hopefully they will come together with us so that we can keep the cost of operating low for all involved.

Another meeting is scheduled for February 17<sup>th</sup> to continue the process as well as receiving legislative updates. We expect to see some lead bills sponsored by the Lead Coalition as follows:

1. Lead Safe Income Tax Bill – that would offer a tax incentive for homeowners and landlords to make their unit lead safe.
2. Relocation Bill – to make noncompliant owners pay a penalty of \$ 2,500 and to apply these fees to a special fund administered by the Coalition to cover relocations costs for affected families.
3. Dust Test Bill – to require landlords and homeowners to have the housing unit dust tested before renting or selling.
4. Nuisance Bill- to allow communities to sue a landlord (for public nuisance) who fails to clean up the lead in his or her housing unit.
5. Testing Bill – to (1) require universal capilector testing at age 1 and 2 across Maryland and (2) allow filter paper testing (2 dot testing) as an accepted method.
6. Increase fines and penalties for noncompliance with existing lead laws.

As we find out more details about these and other Bills in the works we will pass on the details.

### 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

**February 13, 2006**

**May 8, 2006**

**September 11, 2006**

**November 13, 2006**

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

### Thought for the Month

"It is a fine thing to be honest but it is also very important to be right."

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](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

6-06

### **MDE Reminder**

**By February 24th all pre-1950 Rental  
properties must have received full risk  
reduction work with a certificate of  
Inspection. Contact your Lead Inspector  
for more details**