

ALOC NEWS

www.cumberlandlandlords.com

January 3, 2006

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

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DUES TIME

If you find a dues notice attached you will need to pay your dues for 2006 on or around January 1st. Many new members who recently joined will not have to pay dues as the amount for 2006 was collected when they recently joined. Members having any questions about their dues can call Jeff Hutter at 301-777-0379 evenings and weekends.

District Court Information

Anybody that has had to go to rent court in the past few months has run into the new security system and guards at the main entrance. I have been through it many times and it appears to be working well provided that you are prepared.

While there a few days ago I took time to look through the various pamphlets available regarding Landlord-Tenant situations. I picked a few up and it may be worthwhile for the membership to pick up a set when you are in court again. I will try to pick up some copies to mail to the membership with this newsletter but I can't be sure that I will have them in time for the mailing.

District Court publishes the following brochures:

Landlord/Tenant – How Landlords can resolve disputes with tenants. DC/CV82 BR (2/2004)

Tenant/Landlord – How Tenants can resolve disputes with landlords. DC/CV82T BR (2/2004)

Landlords and Rent Cases – Older out of date version of above brochures. DC/CV 82 BR (Rev. 11/1999)

Wage Garnishment – How to garnish wages to collect on a judgment. DCCV65BR (2/2004)

The Maryland State Bar Association publishes:

Rights of Landlords and Tenants (2003)

Many other brochures too numerous to mention.

Training Opportunities

During the last couple of years I conducted numerous Landlord Training courses at Allegany College and we had a good turnout for these sessions. Due to poor turnout at the last couple of scheduled courses we no longer have any plans to offer them in the near future at ACM.

However numerous groups around the City are seeking to offer training for Landlords and Tenants as part of their programs. I have been contacted by these groups and others to set up training sessions sometime later this year and it appears that most if not all of them will be funded by grants and there will be little if any costs for Landlords or Tenants attending these sessions. This may be an ideal opportunity for the membership to get some concentrated up to date training at a low cost!

In addition the City may offer some sort of Landlord training as part of the changes coming with the Housing Code. This is also planned to be at little if any cost to the Landlord.

As more details rise to the surface we will provide more information.

MDE Regulations

We had hoped to see the 2004 MDE report by now, but it is has not been released yet. It will be interesting to see where the numbers fall.

Keep in mind that February 2006 is the deadline for all rental units to have Risk Reduction work completed with Inspection Certificates in hand. The original law enacted in 1996 allowed existing rented units to postpone inspections and work (as they were occupied) for up to 10 years. The first milestone reached in 2001 required that at least 50 % of previously rented units be treated and inspected with 100 % taking effect in February 2006!

Be prepared and get the work done in January!!

NO MEETING IN JANUARY!!

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

Carey Walker

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Cumberland, MD 21502

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3-06

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1-05

Maryland Property Owners Network

Due to bad weather on December 9th the Maryland Property Owners Network was rescheduled for January 13, 2006. As mentioned earlier this meeting will be a continuation of the effort to establish a statewide group with officers and a Board of Directors. Bill Russell from Frostburg and Jeff Hutter from ALOC will be there to see how we can get things rolling. The Baltimore Property Owners Association is still working on rounding up some of the many other property groups within the state to come together with us so that we can keep the cost of operating low for all involved.

Frequently Asked Questions:

Is there any limit on rent increases? NO!! But you should try to keep any increase within reasonable limits.

Do I need to give my tenant a notice to pay their rent? NO!! The rent is due on the day of the month stipulated in the lease and it is automatically due that date without need of notice from the Landlord.

Can I turn off utilities I supply as part of the rent if it is not paid on time? ABSOLUTELY NOT!! You must go through the District Court process to either collect your rent or evict the tenant. After they have left or you have evicted them you can do what you want with the utilities.

Happy New Year

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

“We make a living by what we get;
we make a life by what we give.”

Attributed to Winston 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

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PHONE 301-724-LEAD

301-724-5323

6-06

MDE Registration Reminder

Registration papers from the MDE will probably be mailed in November-December for Landlords to fill out and send in by December 31st. Be prepared with your turnover information and make sure you get it in on time!!