

ALOC NEWS

www.cumberlandlandlords.com

March 14, 2006

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

Vol. 12, Issue 3

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.

MDE Report Out

Many of us across the state have been waiting with baited breath for the release of the MDE Childhood Blood Lead Surveillance 2004 Annual Report. The report can be downloaded from: www.mde.state.md.us/assets/document/LeadCoordination/WasLeadrptCLRAnnual2004.pdf or contact Jeff Hutter for details. A full report will follow in April with statistics!

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

National Tenant Network

For many years we have been searching for a way to run both criminal checks and credit checks at one time. We were contacted about this possibility by the NTN and they can also provide other details. Some of their packages include checks of the 50 State Sex Offender lists, Treasury OFAC Terrorist database, multi-state criminal report and a readout of any landlord - tenant information they may have on file. They also have interesting on-line programs that will allow each landlord to set up certain parameters which will be used to screen prospective tenants based on financial scores and income. Enclosed is a brochure and press release describing these services and 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.

The cost for reports ranges from \$ 6.50 to \$ 19.95 for Internet reports and there will a small surcharge for non-Internet requested reports. We are still working out the details and we are expecting to have a representative from NTN at our May meeting to go over the program and we are considering a special training course in conjunction with our planned Landlord training courses at the end of May. We are planning to have online capability at the May meeting so that members can actually try it out. We hope to be able to hold this at the South Cumberland Library, however we have not worked out Internet Access at this time and we may need to hold the meeting at an alternate location with high speed Internet access.

When using the Internet the reports are available almost immediately online. Phoned in requests or faxes will take approximately an hour or so to process. We will be adding a direct link from our website to simplify access for our members.

Please Note that this service will be available ONLY to ALOC members! The rates mentioned are special group rates and may not be available to individuals not associated with ALOC or other Landlord groups.

Any questions in the interim should be directed to Jeff Hutter at 301-777-0379 (evenings).

Carey Walker

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3-06

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Maryland Property Owners Network

The Maryland Property Owners Network met on February 17 and March 8, 2006 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 both meetings. While efforts to form a formal group are moving forward very well, we will concentrate on some of the bills that require action. (Note ALOC did file written statements opposing some of these bills that had recent hearings)

HB-1445 *This bill would permit a tenant who believes that his landlord is not in compliance with Maryland lead laws to simply write a letter to the owner, stating his belief, thus terminating the tenancy and all further legal obligations. Further, the bill would require the owner to pay \$2,500 for each tenancy so terminated toward a relocation fund.*

HB-1446 *This bill would require property owners - at the change of each tenancy - to perform the 10 steps set out in the lead law (section 6-815) and obtain a lead certificate that shows that the owner (1) successfully performed all 10 steps (the Visual Inspection) AND (2) passed lead dust tests throughout the unit.*

HB-1403 *Would require Tenants to pay via certified check or money order at time of eviction. No cash allowed. We can only assume that this is designed to prevent potential fraud problems if cash is tendered and no receipt is issued?*

HB-1481 *This bill would require the Sheriff to give notice of eviction and would require the Landlord to store the Tenants belongings in the vacant unit and or move the items to a warehouse and allow the Tenant up to 3 days to reclaim the property!*

SB-599 *Currently a Landlord cannot be accused of a retaliatory eviction unless the sole reason for eviction is the filing of a complaint by the tenant with a regulatory agency. This bill would eliminate the word SOLEY from the wording in the current law which would open up a Pandora's Box of legal problems for all of us!*

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

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**

Thought for the Month

"Men's minds are shaped from day to day by what they live through."

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

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