

ALOC NEWS

www.cumberlandlandlords.com

November 5, 2006

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

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Maryland Tenant Groups Organizing

Attached are a number of articles outlining the efforts being made by numerous organizations to establish a statewide Tenants advocacy group. They made a valiant attempt to get a couple of laws through the legislature last year and failed but we can expect them to come back with a vengeance in 2007. With the elections over and a lot of new faces eager to make their mark we can be assured that there will be no shortage of crusaders willing to take up their cause.

We have about nine (9) separate groups including our favorite friends at the Lead Coalition who are coming together to steamroller us. The other article attached shows that this group will not be happy until lead levels are near zero which is not achievable at a reasonable cost that will allow us to stay in business.

We can expect to see more bills to reduce the lead levels thereby capturing more "poisoned" kids so that the lead coalition can stay in business. In previous newsletters we reported that the MDE's most recent statistics show a continual drop in lead cases, but this doesn't appear to be good enough for them!!

Other favorite bills include changes to the eviction process forcing us to store the tenant's possessions instead of placing them on the street. This will involve additional labor and possibly storage and disposal fees when the time to reclaim the property passes. I am not sure that charging the equivalent of two (2) months rent as a security deposit would provide enough to cover the costs

Where does this leave ALOC and other property owner groups in Maryland?

We will have to do a better job of lobbying the legislature both through the use of a professional lobbyist as well as turning out in Annapolis to testify at hearings and or writing, emailing or calling committee members. We also need to contribute to a Political Action Committee being formed so that we can support the politicians that will help defeat these bad bills.

Read on for more information on our efforts to fight!!

Speaker for the November Meeting

Beginning with the November meeting we will have speakers scheduled. Our first speaker in November will be Daryl Smith with Allstate Insurance in LaVale. Daryl contacted me recently regarding Renter's Insurance and I thought that it was a good subject for one of our meetings. While our lease clearly indicates that we are not responsible for the tenant's property it is appropriate that we know more about Renter's Insurance and mention it to our tenants when they move in.

Gurenson Passes Away

The founder of ALOC, Bruce Gurenson, recently passed away. Bruce had been living in Florida (no income tax!!) and we have not had much contact with him since he moved. Bruce fought hard all the way through the lead paint problems and the Cumberland Housing Code. I spent a lot of time with Bruce fighting a lot of the over-regulation we are now saddled with and it would have been much, much worse without his efforts!!

Dues for 2007

As you can see from the tone of the articles attached we are facing a tough battle in the legislature this year. We are again faced with the prospect this year of having to increase our dues to \$ 60.00 per year in order to participate in our newly formed statewide Property Owners Association. More details about the formation of the group are provided on the second page of this newsletter.

At the November meeting we need to vote on the increase in dues and to confirm our membership in the statewide group. The bulk of the funds needed to fuel this organization are to cover the costs of a professional lobbyist and to set up a PAC. While no one wants to see the dues increase we have little choice if we want to protect our rights in Annapolis. We need to keep in mind that Maryland is already unfriendly to business and without professional help we simply will not be listened to!

Please take time to attend the next meeting and support our efforts!!

National Tenant Network

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Maryland Property Owners Association, Inc. forming

As we have reported over the past year Landlords from across the state have been coming together not only to fight the legislature which we were successful with this year, but to form a legal entity to represent us in Annapolis. While we have had a loose group of Landlord Associations we had no formal structure, officers or funding. We primarily depended on Baltimore to fund the large costs involved while the rest of us across the state reaped the benefits. We all knew at some point that this would require change and the time is now.

At a recent meeting in October the MPOA organization was voted into existence by all of the Landlord groups participating in the state and the by-laws and corporate charter information passed on to local attorneys in Cumberland to assemble into a finished document for submission to the state of Maryland as well as the IRS. We intend the corporation to be non-profit. Our interim President is Alfred Singer of Baltimore and once the corporation is established the various Landlord groups around the state will hold a meeting in Annapolis to elect the officers to run our new organization.

Many of the landlord groups around the state are facing the same problems that we have with having sufficient funds to get the MPOA properly funded and dues increases will probably be the result in nearly every group. Keep in mind that once we get up and running, we will be able to attract other Landlord groups around the state to join and we will also be looking for associate members from the real estate community. This may ultimately reduce the cost of our participation each year. We need your support to continue the fight!!

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

November 13, 2006

February 12, 2007

May 14, 2007

September 10, 2007

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

Thoughts for the Month

“The only man who makes no mistakes is the man who never does anything”

Theodore Roosevelt

“The art of being wise is the art of knowing what to overlook”

William James

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