

ALOC NEWS

www.cumberlandlandlords.com

December 28, 2006

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

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Cumberland Housing Code

The revised City Housing Code that has been in the works for a couple of years was introduced to the Mayor and City Council at a recent work session and was well reported by the Times-News. There were few questions at the presentation and it is expected to be voted on sometime in January or February and if enacted it would take effect in July 2007.

I have talked with various Councilmen and the Mayor during this process and everybody seems comfortable with the changes. I plan to attend any Council meetings when the Housing Code gets brought up for discussion or passage to make sure that ALOC is on top of the situation. In past newsletters we have discussed the various proposed changes so we will not re-hash them now. The big thing to keep in mind is that the current inspection program will be changed to a self inspection method with the Landlord and Tenant present and signing off on an approved inspection form.

Allegany College (ACM) Lead Training

Attached is a copy of the ACM Lead Training schedule for the next few months. This includes the dates, cost as well as a description of each course. There are at least two refresher courses with one held very soon in January and the others later into the spring. If you just need a refresher or want to take the whole course they are listed. For more information please call Allegany College at 301-784-5341.

Speakers

We have lined up Darrell Lee Powell to be our first speaker at the February meeting starting at 630 PM. Darrell will bring us up to date on various Fair Housing matters as well as the new Community Mediation Association. We also hope to have Joe Mullenax from Allegany Business Consulting, Inc. to be our second speaker for the February meeting. 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.

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 January newsletter to those members who have not yet paid. Thanks to all of the early payers! 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.

Keeping up with Repairs

When I talk with various entities (governmental and social services types) about Landlords and Tenants the first thing that rises to the top are complaints about repairs. It is extremely important that we Landlords keep up with our repairs in a very timely manner (major items such as sanitation and heat within a few days and absolutely nothing going beyond 30 days). If we fail to do this it will be difficult for us to convince government agencies that we are responsible and will take care of our properties. If we do not want new regulations we need to do a better job. The items complained about the most are leaky roofs, broken furnaces and plumbing problems.

MDE Renewals

Maryland Lead registration renewals are due by the end of December. Make sure you get them in to avoid fines!!!

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Property Owners Association of Maryland, Inc. (POAM) forming and etc.

The Property Owners Association of Maryland met in Annapolis on December 18, 2006 and Bill Russell from Frostburg and Jeff Hutter from ALOC were in attendance. The meeting started with a presentation by Bob Enten, our Lobbyist, regarding the outlook for the Legislature in 2007. There will be many changes in committee assignments and there are a lot bills that he expects to see filed that are counter to the interests of investment property owners. With a new governor and many new legislators it will certainly be an active session this year. Once Mr. Enten finished his presentation the meeting moved into organizational matters.

We discussed the establishment of a Political Action Committee (PAC) and we will need to have it in place by the end of the legislative session. This will allow us to work closer with politicians that we need to support.

A representative from MAREIA (Mid Atlantic Real Estate Investors Association) was on hand to consider joining our group and they also passed out brochures about their organization. MAREIA appears to be more investor oriented however they do conduct formal training resulting in a Professional Housing Provider Certification. Any members wishing to know more about MAREIA can contact Alan Chantker at 410-669-8375 or visit their website at www.mareia.com.

Some minor changes to our By-laws were approved and the group voted on the first set of officers for the POAM. Alfred Singer from Baltimore was elected as President, Jeff Hutter from ALOC was elected Vice President and Norm Wehner from Cecil County was elected as the Secretary Treasurer.

The next meeting will be held later in January after the Legislature gets started

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.

Thought for the month

Everything has been said before, but since nobody listens we have to keep going back and beginning all over again.

Andre Gide

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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**

ALOC Officers

Jeffrey Hutter President

Carey Walker V. President

Jeffrey Hutter Treasurer

Board of Directors

Clarence Anderson

Steve Jenkins

Bob Saville

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

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