

# ALOC NEWS

www.cumberlandlandlords.com

March 15, 2007

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

Vol. 13, Issue 3

## A Day in Annapolis

Spending a day in Annapolis attending Committee hearings in the House of Delegate Office buildings ranks as one of the most exciting and boring affairs one can find on a March day!

As I neared the House Office building I could see a huge line stretching for almost 100 yards full of people waiting to get inside for the many Hearings scheduled for the day. After finally getting through security and meeting up with the many members of the POAM and our lobbyist we found out that our Hearing was delayed for 45 minutes or so. So we waited in the hallways!

During our wait a Hearing regarding the many new sales taxes proposed by the Legislature was ready to start. The hallways were filled with hundreds of protestors complete with signs, badges and a series of loud chants. "NO NEW TAXES". For some reason I doubt that there were too many supporters for new taxes.

Finally our Hearing was ready to start and we all filed in to find the room absolutely packed with people. There was standing room only. The first people on the agenda were members of the Lead Paint gang and their legion of minions! Once they had completed their spiels, which were long on propaganda and short on facts we had the pleasure of hearing the leaders from the MDE. One Delegate questioned them about their lack of enforcement and what the financial impact would be on property owners and the doublespeak was impressive. The Delegate finally gave up and turned off his microphone!

When our time came Bob Enten, our lobbyist, lead the charge concentrating simply on the facts and making it clear that the costs associated with this new bill would run into the multi millions. All of this would be borne by those of us trying to comply with the regulations. An interesting point was that the vast majority of lead poisoned children are from owner occupied or non compliant rental housing. Clearly making complaint property owners responsible for more work and higher costs would not decrease the number of lead poisoned children. All of these points were clearly understood by the Committee Chair and hopefully she will be consistent and see this bill scuttled!

All in all an educational day!!

## HUD Section 8 Changes

We recently received word that HUD is now requiring that Landlords be able to provide leases in the native language of their tenants. This could be an interesting problem as there are not a lot of multi-lingual folks in Cumberland. We have not had an opportunity to confirm this with any of the local HUD offices and if any member has more details or information please give us a call and let us know the scoop.

## NTN Updates

Recent emails from NTN indicate that a number of changes are occurring with the way credit reports are handled. This includes an on site inspection with a cost of around \$ 85 or so to ascertain that any credit data will be safely handled. This involves an outside inspection firm and I doubt that most of us can justify this expense or hassle. NTN indicates that they have a modified product that will give us credit summaries without all of the detail. This would probably work for most of us as we don't really need to know the details. We just need to know if they will pay their rent on time!

Contact NTN at the number below if you need further details.

## Speakers

For May we will have Bob Rider from the Cumberland Water Department. It has been a couple of years since we had Bob at one of our meetings. 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.

We also hope to have Joe Mullenax from Allegany Business Consulting, Inc. to be our second speaker for the May meeting. We had hoped to have him at our February meeting however he is tied up with tax returns!

Looking forward to September we will plan on a speaker for that meeting and any ideas or suggestions from the membership will be appreciated.

## National Tenant Network

**Brian D. Haymaker**  
President

15 East Boscawen St. 2<sup>nd</sup> floor

Winchester, VA 22601

866-387-6320

www.ntnnet.com

## Carey Walker

Lead Inspections for Rental Housing  
Visual Inspections and Dust Wipes

201 Massachusetts Ave.

Cumberland, MD 21502

301-722-8328

3-07

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

As this newsletter goes to press ALOC is in Annapolis with other members of the POAM fighting the implementation of new regulations that will make it more difficult for us all to stay in business profitably (I think most of the time we qualify as Non-Profits, without the tax breaks!)

The Lead Paint gang is fighting hard to have a Lead Omnibus Bill shoved through the Environmental Matters Committee. HB 1020 contains many things that are troublesome. The first is a requirement that all Home Improvement Contractors will need to have lead training for their workers and be supervised by lead trained and MDE accredited Supervisors!

Again this year this Bill would expand the Qualified Offer to include a \$ 9500 relocation allowance to be used as a down payment to purchase a new home. The Qualified Offer was intended to provide the families a quick means of removing the lead poisoned person from the lead environment not an unjust enrichment scheme.

This bill would require performance of both the 10 step risk reduction work and passage of a lead dust test to qualify for a certificate. Having a choice allows property owners to choose the method best suited to them. While many larger property owners may opt for the visual inspections as they have the trained and licensed staff to perform the work many smaller owners prefer to use the dust test eliminating the training and licensing issues.

Other provisions allow payments (Qualified Offer) to be made directly to tenants instead of service providers and we of course think this is a bad idea as the money could be easily spent for other things instead of the items intended in the original bill.

The last screwball idea coming our way would allow a tenant to unilaterally determine that an owner is out of compliance with the risk reduction standards which would trigger a \$ 2,500 charge to the owner for moving the family to a lead-safe dwelling.

We oppose all of the provisions of this Omnibus Bill and we will be testifying against it on March 14, 2007 at 1:00 PM !!

### 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

The greatest test of courage on earth is to bear defeat without losing heart

Robert Green Ingersoll

### DUES TIME

**If you find a dues notice attached you will need to pay your dues for 2007 as soon as possible!**

**Members having any questions about their dues can call Jeff Hutter at 301-777-0379 evenings and weekends.**

### Meeting Schedule

May 14, 2007

September 10, 2007

November 12, 2007

February 11, 2008

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

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

### 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

Rick 301-697-6530