

ALOC NEWS

www.cumberlandlandlords.com

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

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Rhode Island Lead Paint Cleanup

A judge has ordered three former lead paint manufacturers to clean up contamination in Rhode Island and said he would appoint a special master to advise him on exactly what the companies should be required to do. Lawyers and financial analysts have said the cleanup could cost more than \$ 1 billion.

The decision by Providence Superior Court Judge Michael Silverstein marks a major step forward in the state's lawsuit to force the companies – Sherwin-Williams Co., NL Industries Inc. and Millennium Holdings LLC – to clean up properties that contain toxic lead paint.

HUD Section 8

I have been fortunate in not having any HUD units for a number of years, but many Landlords have little choice with today's rental market. One of the major problems with this program is the plethora of rules and regulations that often make little sense to those of us who are small business people. One of our members recently discussed some problems they had run into with the HUD program and though I cannot go into specific details I can at least share some of my conversation.

This landlord had moved a tenant to another apartment in their building after a small fire occurred. After the original unit was repaired they moved the tenant back in and incurred the wrath of the Section 8 folks. Apparently HUD has some internal accounting mechanisms that were gummed up by these moves with a lack of proper records. The result seems to be a potential loss of HUD subsidy for the tenant and everybody but the HUD folks are scratching their heads.

So what went wrong here? Well the local Housing offices receive their funding from HUD (the FEDS) and if at any point in the process their paperwork is not perfect they can lose funding for not only the subsidy paid for the tenant but possibly some of their administrative funding. With this in mind they do not like changes that are undocumented. In the above case the subsidy paid for the tenant and all of the documentation was probably changed when they moved out of the fire damaged unit, but was not changed back when they moved back into the old unit.

The bottom line is do nothing with a HUD tenant unless you call the local HUD office first. The time to find out about what we may think are crazy rules is before we have broken them and caused irreparable damage to our pocketbooks!!

Address, Status and or Phone Changes

We often find about a members address or telephone change when the mail starts getting returned or phone calls don't get connected.

When you have any changes in your address or telephone number we ask that you either drop us a card with the new information or call the 24 hour ALOC phone number and supply the change information.

Just as important is the need for a member who is exiting the rental business to let us know that they do not intend to renew their membership. We certainly do not want to waste our resources or the member's time if they no longer are in the rental business! Please keep us informed!!

May Speaker

For May we have Bob Rider from the Cumberland Water Department scheduled to be our speaker. 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.

Ideas for Meetings "Vendor Night" and etc.

I frequently review the activities of other Landlord groups around the state and I constantly look for new ideas and better ways to run our organization. I also talk with many of our members and hear requests for various things particularly training.

We want to make sure that our members get the most bang for their buck and would appreciate hearing from the membership on this matter. If you have ideas for speakers, specific training or want to consider having a vendor night where we ask the various firms that advertise in our newsletter to come set up at a meeting to see what they offer – let us know what you think!

Taxes and the IRS

I had a recent talk with a member and they were asking about depreciation schedules, tax preparers, CPA's and etc. My preference is to deal with a good CPA familiar with real estate because of the complexities often involved with the depreciation of real estate. I do not want to run afoul of the IRS and a good CPA can usually keep this dog away from your door! Call me if you have questions!

National Tenant Network

Brian D. Haymaker

President

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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

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

The POAMD will probably meet again in early June to recap the 2007 session and plan for the 2008 session. We expect by that time to know what bills will or will not be signed by the Governor. Obviously this year we had a very good year and we do not anticipate any big surprises!

One bill that did not make it that we did not provide may details on was an attempt to increase the yearly fees for various business and franchise fees on LLC's and corporations. Currently these fees run approximately \$ 300 per year and would have been increased to somewhere around \$ 1,000 per year. These fees were increased a few years back Governor Ehrlich and we all certainly did not want to see another round of higher costs.

The Lead Paint Gang was shocked that their Omnibus Lead Legislation did not make it through this year's session and they are already plotting and scheming to have it reintroduced in the 2008 session. The interesting thing about this bill was the amount of compromise that the POAMD was willing to make while the Lead Paint Gang was not willing to give in on anything. It would appear that their uncompromising attitude certainly did not help them much this year and unless they mend their ways it will not be better for them in 2008.

The Lead Paint Gang gets a piece of the MDE Lead Paint money each year for outreach and education and as our new POAMD is also a non-profit with a primary mission to educate its members we have asked the MDE for some funding. We figure that we could use such funding to set up some Lead Paint training for Landlords around the state of Maryland. It will be interesting to see where it goes from here!

The POAMD continues to grow and we recently added another new member to our statewide association. I will have more details in the next newsletter.

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, Stephanie 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

Competing pressures tempt one to believe that a situation deferred is a problem avoided;
More often, it is a crisis invited.

Henry Kissinger

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
301-777-0379 (home)
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.

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For more information call

Rick 301-697-6530