

ALOC NEWS

www.cumberlandlandlords.com

September 1, 2008

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

Vol. 14, Issue 9

ALOC Meetings resume in September

On Monday September 8th we will resume our meetings for the fall/winter season starting at 6:30 PM. The schedule for the next four meetings or so is listed elsewhere in this document and please note them on your calendar and attend when you can.

Cumberland Housing Code Training

The Mayor and Council continue to offer training regarding the new Housing Code passed in 2007. Below are details about the next batch of City sponsored "FREE" training sessions running from 6-8 PM at City Hall.

Due to limited seating please contact Rhonda DeVault at 301-759-6442 or rdevault@allconet.org to reserve a spot at the training sessions.

September 22nd December 4th

Please note that all dates are subject to change if the number of attendees is insufficient. All attendees will receive a copy of the code and various forms.

Self Inspection forms, Agent Registration forms and other documents are available from City Hall and at the above training. A limited number of Self Inspection Forms are available from ALOC at TWR Communications, 549 N. Centre Street.

ING DIRECT

Many of us with savings accounts at most banks look at the miniscule amounts of interest paid and we wonder is there a way to increase the interest rate? Television and direct mail advertising from ING continually bombard us with their higher rates on savings accounts and CD's and it is worth looking at!

Earlier this year I set up an ING account with the ability to move money to and from ING through my regular checking account and the interest earned has been far above what any local banks are paying. The typical rate for any amount placed in the ING account is currently at 3% which is compounded monthly.

While this can't be used for your security deposit money, as it is not in a Maryland Bank, it still may be a way to get a better rate of return compared to the less than 1 % being paid by most other banks.

ING also has plans so that you can set up automatic transfers of funds from your checking account to ING on whatever schedule works for you and the whole process works quite smoothly. I will have details at the September meeting.

MDE Lead Seminars

Alfred Singer, our State Association President, is trying to set up some lead seminars at various locations around the state. The nearest one to us was going to be Westminster, however I requested that we have one in Cumberland and we are waiting to see what we can put together.

We are hoping for some fall dates and these sessions would be conducted by Assistant Attorney General Andrea Baker. Andrea has been involved with the Lead Paint Program from its inception and she has proved to be quite helpful over the years.

We will try to hold the Western Maryland session at the South Cumberland Library if it is available or at another location if necessary. This could possibly coincide with a regular meeting night or could be at another date and time.

As we get more details we will pass them on the membership.

Speakers for upcoming Meetings

Beginning with our November meeting we will be scheduling some speakers. Bonnie Zembower, a clerk at the District Court, will be our featured speaker in November and she will explain the paperwork and procedures involved with Failure to Pay Rent Complaints, Warrants of Restitution and evictions, Breach of Lease, Tenant Holding Over Complaints just to name the most exciting filing!

It has been a few years since Bonnie was at one of our meetings and there have been a few changes in the forms and or procedures, not to mention judges. If you have been to court and been confused about how to fill in the forms, or what documentation you need to have with you or you are not sure about the fees involved, this meeting will be immensely helpful and probably entertaining!

Get your questions together and be at the November meeting prepared to ask questions.

At our February meeting we are going to try to get a representative from Allegany County Animal Control to attend and inform us about pet/animal regulations. We have all had tenants who have moved and left behind pets leaving us with the responsibility or liability involved with disposing of an abandoned pet and hopefully these folks will have some answers for us.

Another problem area is tenants illegally moving in pets that may be potentially dangerous. If another tenant or guest in or near the rental property is bitten by a tenant's dog what is the responsibility of the landlord and can we be sued for medical costs or damages? We may be able to get some answers!

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Landlord Training

September Landlord Training

Training courses are scheduled for September 16th and 23rd from 6:00 – 9:00 PM at TWR Communications located at 549 North Centre Street in Cumberland.

Details and sign up sheets for September are enclosed. The cost of the Landlord Course will be \$ 25.00 per person for the two evenings.

These two evening courses cover all aspects of rental ownership and management from the initial purchase, methods of ownership, the various federal, state and local regulations we have to comply with, MDE-EPA –Fair Housing and Title X compliance, Maryland Landlord Tenant law, District Court, dealing with Utilities and a long list of things to numerous to mention. A great deal of practical information obtained from real life experience will also be included. There will be ample time for questions and answers during each session.

As in the past sessions I can obtain copies of the Maryland Landlord-Tenant Handbook as published by Baltimore Neighborhoods Inc. This publication provides a great deal of information that will prove useful to Landlords and is nicely indexed to make it easy to use.

Sign up forms with more detailed information are attached. Any member having questions about the training can contact me at 301-777-0379 home or 301-777-2692 ext 137 work.

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

Live your life so that your children can tell their children that you not only stood for something wonderful – you acted on it.

Dan Zadra

Carey Walker

Lead Inspections for Rental Housing
Visual Inspections and Dust Wipes
201 Massachusetts Ave.
Cumberland, MD 21502
301-722-8328

3-09

Meeting Schedule

September 8, 2008

November 11, 2008

February 9, 2009

May 11, 2009

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

ALOC Officers

Jeffrey Hutter President
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Carey Walker V. President

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TWR Communications 301-777-2692 9-30-08

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