

ALOC NEWS

www.cumberlandlandlords.com

July 5, 2011

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

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New District Court forms and Filing Fees

Due to a recent court case in Maryland changes have been made to the Failure to Pay Rent forms and procedures. The full text of the changes and why are available for viewing on ALOC's website shown above.

In essence if your rental property is located in an area where licensing and or registration is required (Cumberland-Frostburg-Westernport) you will need to indicate that you are licensed – OR you will not be able to file an action in court for the rent and or possession of your rental unit.

If by chance you are using old forms without the proper language you may have your case dismissed! You are also advised to have a copy of your registration/license paperwork with you when you go to court including proof of payment. New versions of the form (DC/CV 82 (Rev. 5/2011) should be available now at District Court.

Along with this change we have new Filing Fees and these are also on our website. It will now cost \$ 12.00 to file a Failure to Pay Rent complaint and a \$ 5.00 per person fee for service by the Sheriff. Other fees have also gone up and this reflects surcharges to help fund Legal Aid and other such agencies.

Contact District Court if you have questions about the new form and or the new fees.

Lead Training Courses

Allegany College of Maryland as well as Hagerstown Community College continues to offer Lead courses and you can visit our website for links to each of these institutions to obtain more details. Hagerstown will have training for EPA Certification 7-22-2011 and 10-6-2011 and Lead Paint Supervisor 10-14 and 10-15-2011.

City Hall Training

We have no news regarding City Housing Code Training in the near future – however there will be a Landlord –Tenant Law Training session held sometime in August and we should have a firm date when we send out the next newsletter.

Instructors will be Jeff Hutter and Darrell Lee Powell and Maryland Landlord Tenant Law, Fair Housing and other issues will be covered. Expected start time would be at 4:00 PM and last for roughly 2 hours or so and it would be held in City Council Chambers. These courses are FREE and are an excellent way to learn about these vital items!

Water Bills and Court – need proof?

When going to court for rent and part of the rent due is the water bill (treated as additional rent – NOT listed as a water bill due on the Court document!) please make sure you take proof that you have indeed paid the water bill! Whenever going to court – take all documents with you. Most of the time they are not needed but if the case is contested you could end up losing some or your entire case due to lack of documentation.

Contact with ALOC

The easiest way to contact Jeff Hutter is via email at: jeff.hutter@twrcommunications.com or 301-777-0379 in the evenings. If you cannot call after normal business hours or do not have email access you can call 301-777-2692 ext. 137. Best times are 7am to 330 pm.

Frederick Rent Affordability

In May we learned of a report that ranks Maryland as the fourth most expensive state to rent housing in, behind Hawaii, Washington D.C. and California! Frederick County was listed as the one of the five most expensive counties in the state in which to rent housing!

According to the National Low Income Housing Coalition "Out of Reach 2011" report the average rent for a two-bedroom unit in Fredrick-Calvert-Charles-Montgomery-PG counties is estimated at \$ 1,461per month. To afford this amount it is estimated that a worker should earn \$ 58,440 annually which is a 61% increase since 2000!! This is in sharp contrast to the average wage for renter households which are \$ 11.99 per hour or \$ 18,647 a year.

Most of these numbers are based on the cost of housing being in the 30% range which means the average wage earner shown above can only afford to pay around \$ 470 per month! WOW what a striking difference.

In 2000 the price for a two-bedroom unit was in the \$ 698 range per month which required a \$ 13.42 per hour wage whereas the numbers in 2011 require an hourly rate of \$ 28.00!!

I will dig into this study a little deeper as there should be specific numbers available for Allegany County which would help us better understand our local situation.

After thinking about these numbers a number of questions arise:

What is the root cause of the problem?

We almost have to assume that the Lead laws, increasing local Housing Code regulations, stricter state Landlord Tenant laws and all of the registration-license-inspection fees involved may now be coming home to roost! The bills for much of this insanity are now coming due! Maybe what many of us predicted in 1995 – affordable housing in the private sector may soon be a thing of the past – is coming to pass!

Could it be the increase in single family households and their general lower income levels is making the problem even worse?

With the family makeup changing are we also seeing more problems with tenants – failure to pay rent – criminal activity – trashed units – less responsibility that inevitably drives up our operating costs and lowers our revenues??

All food for thought!!

Chestnut Flats LLC Rental Property Management

www.chestnutflats.com

Telephone 301-729-1086 FAX 301-729-0608

4/2012

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2/2012

Demographic Profiles from the 2011 Census released for Maryland

The Maryland Dept. of Planning has released information gleaned from the Census and some of the high points will be detailed in this article. For those wanting more in depth information please visit our website shown above for the full text of the Release which includes State and Federal website information.

Allegany County now has a population of 75,087 with 33,931 residing in Municipalities. Cumberland's population is 20,859 and Frostburg 9002.

The median age in the state is 38, which has gone up by 2 years since 2000. The State's population aged 65 and over increased to 12.3% compared to 11.3 % in 2000.

Household relationships have shown marked changes with married couple families with children have dropped 4.8% declining by nearly 22,000 households. In 1970 their share was 41.4 % of all families. In contrast the single parent families with children increased.

Household size remained nearly unchanged in the 10 years that have elapsed since the last census in 2000 ending a downward trend from at least 1940. The 2.61 member family stabilization is attributed to many factors including the effects of the "Great Recession" and the downturn in the housing market late in the decade which led to foreclosures and "doubling up" among many households.

Maryland's vacancy rate, which was 6 % in 2000, increased to 7.2 % in 2010.

Maryland's total population is 5,773,552 of which roughly 58% are White, 29% African American and the remaining 13% comprise all other races. Allegany County has roughly 89% White, 8 % African American and 3% comprise other races.

Baltimore City has a population of 620,961 with roughly 29% White, 63% African American and the remaining 8% cover all other races.

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 @ \$ 2.00 - Rental Application @ \$ 0.50 - Move in Checklist @ \$ 0.50
Lead Paint Brochures, both EPA & Maryland and document receipt@ \$3.00 for the set - Document Receipt for MDE & EPA brochures (disclosure only) @ \$ 0.25. Sales Tax will be added to each purchase as will shipping or postage costs if mailed.

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 Kathy, Jeff or Gary.

TWR is open from 730am-430pm weekdays and is closed on TWR recognized Holidays.

Please note: We do not keep MDE or City Housing registration forms on hand.

Thought for the Month

The game of life is like a game of boomerangs.
Our thoughts, deeds and words return to us sooner or later,
with astounding accuracy.

Florence Shin

Carey Walker

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

3-12

C.S. Environmental Inspections

1-866-736-5607 or 1-301-697-1577
www.csenvironmentalinspections.com

Lead and Mold Inspections- Visual or Dust Wipes

Ellen Dow, Accreditation # 8125

Cumberland, Maryland 21502

12-11

A-1 Inspections, Inc.

PRE-PURCHASE/PRE-SETTLEMENT
INSPECTIONS RESIDENTIAL AND
COMMERCIAL LEAD INSPECTIONS

PHONE 301-724-LEAD

301-724-5323

6-11

Meeting Schedule

February 13, 2012

May, 2012

September 12, 2011

November 14, 2011

**Meetings are held at the
South Cumberland Library
on Race and Seymour St.
at 6:00 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

TENANT WATCH

**Your complete on-line source of Allegany County
Landlord-Tenant "Failure to Pay Rent" cases with full
details including rental amounts, addresses of rental
properties and other details. THIS IS NOT THE OLD
NAME ONLY LIST!**

Full details on the ALOC www.cumberlandlandlords.com
website or you can call TWR at 301-777-2692 ext 115 and talk
with Jeff, Kathy or, Gary

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Email-DelandDelPropertyManagement@msn.com

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CONTACT US TODAY

8/11