

ALOC NEWS

www.cumberlandlandlords.com

Sept 6, 2011

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

Vol. 17, Issue 9

Sheriff to be Speaker for September Meeting

Sheriff Craig Robertson or one of his Deputies will be our featured speaker for the September 12, 2011 meeting. He will discuss the rules and procedures the Allegany County Sheriff's Department follows in the eviction process. A number of questions have arisen over the years about a number of factors including whether or not you can accept partial payments after the filing of the Warrant of Restitution and etc. This is your chance to get answers!

We encourage all members to mark their calendars for this event and plan to attend. Knowledge is a powerful tool and in our business it is the only way to avoid problems.

Lease Upgrades-Changes

With a lot changes over the years it may be time to make some upgrades to our leases and other forms. This will be discussed at our next meeting and certainly we would like some input from the membership. We will also look at the other forms we use to see if they need some changes. For instance we only have one form left on legal size paper and it may be it is time to have it redone on regular 8 1/2 x 11 paper as we did with the lease some years back. This simplifies the ability to fax it and or copy it.

Collecting Back Rent – Finding Skips

Some of our members have asked about ways and methods for collecting back rent or locating people who have skipped out leaving rent and or damages unpaid. I received some information about a website that could help with this kind of situation and it listed below:

www.collectbackrent.com

I can't make any guarantees but it may be worth looking at if you have people owing you money that you cannot locate!

Population Figures Owners-Renters

Maryland Housing data from 2007 revealed the following figures for your review:

Total Homes	Owner Occupied	Renter Occupied
2,082,458	1,456,103	626,355
<u>Pre 1960Homes</u>		
630,984	433,918	197,928
<u>1960-1979 Homes</u>		
574,758	366,938	207,950
<u>1980 and later Homes</u>		
876,715	655,247	220,477

These numbers are interesting (adding up all of the columns will show some errors in math?) as they are taken directly from a report provided at our recent MDE meeting. It is certainly easy to see why we see so many lead poisoning situations occurring in pre-1950 owner occupied housing.

Hopefully we can use this information to avoid new and harsher lead regulations this year!

Maryland Business for Responsible Government Annual Report

The MBRG issues an annual report reflecting the voting record of our 188 Legislators based on certain key business related bills and we have reviewed this report and prepared a short synopsis for our members.

The document starts with an "All Hands on Deck" call to all citizens of Maryland regarding the continuing budget problems faced by the "The Old Line State". MPRG is anticipating the "Perfect Storm" as looming pension obligations, Transportations Trust Fund raids and budget demands place demands on state coffers that are nearly as bare as Mother Hubbard's cupboards!!

In the 2007 Special Session the legislature imposed the trifecta of tax increases, raising the sales, corporate and income tax rates. At \$ 1.4 billion, it was the largest increase in the state's tax history with \$ 800 million directly hitting Maryland businesses. At the time, it was described as *the* long term solution to Maryland's budget deficit. Now, less than five years later, here we are again facing record budget deficits!

Looking at the performance of our Western Maryland Delegation I am happy to report that nearly all of them voted in favor of business friendly bills. The notable exception was Delegate Kevin Kelly!

Senator George Edwards along with Delegate Leroy Myers had a 100% rating for the 2011 session while Delegate Wendell Beitzel lagged a bit behind at 82 %. Delegate Kelly was way behind at 55%; however he was leagues ahead of other Democrats in the House who averaged around 10 %. Only a handful had scores higher in 73 – 91% range! The vast majority of Democrats had scores under 20% which explains why Maryland cannot balance its budget and curb unnecessary spending!

It easy to see why Maryland is headed for a financial "Train Wreck" when we look at the voting records of Senator Mike Miller, President of the Senate at 11% and Mike Busch, Speaker of the House at 9%. Unfortunately the vast majority of Maryland's legislators are for the most part not business friendly and many are downright anti-business! The sad part is that few of them have any business experience and have never had to meet a payroll, which in these days of high taxes and poor economy is difficult!!

Members wanting more details on this report can visit the MBRG website at www.mberg.org.

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.

Chestnut Flats LLC Rental Property Management

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MDE Summer Study of the Lead Program

So far the study group of over 25 members has met three times at the MDE's HQ in Baltimore. I have attended along with Alfred Singer, President of the POAMD and at the September meeting we were able to view the results of the 2010 annual MDE Report. Looking statewide we see the number of children with BLL>10mcg/dl to have dropped slightly from 2009 at 553 to 531. While this is not a big drop when you consider that only 107,416 children were tested in 2009 compared to 114,829 tested in 2010 this is not a bad result! This translates to approximately 7% more children tested with number of affected children declining by 4%.

Looking at some of the statistics:

For 2009	Location	Cases	Percent	Tested %	For 2010	Location	Cases	Percent	Tested %
	Baltimore City	347	1.8 %	33.7 %		Baltimore City	314	1.6 %	34 %
	Allegheny Cty	15	1.1 %	27.4 %		Caroline Cty	9	1 %	33.7 %
	Somerset Cty	4	0.8 %	32.4 %		Allegheny Cty	10	0.8 %	25.9 %
	Caroline Cty	7	0.8 %	33.3 %		Kent Cty	2	0.7 %	21.5 %
	Queen Ann Cty	4	0.7 %	16.8 %		Queen Ann Cty	4	0.7 %	15.4 %

Some more interesting statistics for 2010 reflecting Statewide children with a first time BLL exceeding 10 mcg/dl and their source:

<u>Property Status</u>	<u>BLL 10-14 µg/dL</u>	<u>BLL 15-19 µg/dL</u>	<u>BLL >20 µg/dL</u>	<u>Total Affected</u>
Pre-1950 Rentals-Not Registered	48	12	12	72
Pre-1950 Rental-Registered	39	13	10	62
Construction Year Unavailable –Rentals*	9	0	1	10
Subtotal	96	25	23	144 (40%)
Non-Affected:				
Owner Occupied	99	23	27	149
Post 1950 Rental	44	11	11	66
Subtotal	143	34	38	215 (60%)
Total	239	59	61	359 (100%)

Clearly only **17.25 %** is attributable to those that are complying fully with the Lead Laws and while this is well recognized by members of the study group hopefully we can make sure that they don't ignore this number when a recommendation is made in December!

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

“A pessimist sees the difficulty in every opportunity;
An optimist sees the opportunity in every difficulty.”

Sir Winston Spencer Churchill

Carey Walker

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

3-12

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A-1 Inspections, Inc.

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301-724-5323

6-12

Meeting Schedule

September 12, 2011

November 14, 2011

February 13, 2012

May 14, 2012

**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 Allegheny 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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CONTACT US TODAY

8/11