



SEPTEMBER 2008 NEWSLETTER

CAPITAL AREA HOUSING ASSOCIATION
“LANDLORDS WORKING TOGETHER”

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halbooth@verizon.net

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ratnadon44@yahoo.com

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timdtcco@aol.com

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Stefanie Barley
stefbarley@verizon.net

Tim Dennett
timdtcco@aol.com

Harold Booth
halbooth@verizon.net

Ratna Don
ratnadon44@yahoo.com

Herbert Mann
mannapts@aol.com

Ramona Venskus
ramona@NewcomerRelocation.com
622-4312

CAHA Website
www.caha4u.org

PRESIDENT'S MESSAGE

Greetings, CAHA members. As we start up again after the [shortened] summer vacation – you remember the special membership meeting in July with Darren Matthews of Webber Energy – we have a special treat for our membership: Agren Appliance has recently opened a store in town, located in the K-Mart plaza, 56 Western Ave., Augusta.



Harold Booth
President

Please honor the RSVP at the bottom of their invitation as a courtesy to our hosts. They will welcome you even if you haven't RSVPed, but letting them know the [approximate] count will make it much easier for them.

They're interested in our business, and to introduce themselves they're going to throw themselves a 'welcome to town' party for CAHA members at their new store – see the invitation on the bottom of page 2. This party will take the place of our regular meeting, so you'll need to note the different location and time[s]. Although the party starts at 5:00 – their store closing time – the actual 'business meeting' consisting of their formal presentation and our usual CAHA business won't start 'til 6:00.



In other CAHA business: With the passage of the amendments to the by-laws in April, we have an opening on the board. We're hoping to find an individual with skills and/or interests in politics, database, and web-site management. We already have some individuals with those skills, but having

PRESIDENT'S MESSAGE, continued on next page

SPECIAL UPCOMING MEETING:

SEPTEMBER 9, 2008 ~ 5 TO 7 P.M.

LOCATION CHANGE! TIME CHANGE

AGREN APPLIANCE, K-MART PLAZA

56 WESTERN AVE., AUGUSTA

SEE INVITATION ON PAGE 2!!!!!!

NEXT MEETING:

OCTOBER 14, 2008 ~ 7:00 P.M.

K.V. FEDERAL CREDIT UNION

GENERAL BUSINESS WILL BE DISCUSSEED

PRESIDENT'S MESSAGE, *continued from front*

a back-up is a good thing. If you're interested in joining the CAHA board - whether or not you have any of the skills mentioned above - please let me know. In addition, it's not too soon to start thinking about next year when there will likely be other openings on the board. We want you!

The price of oil has been dropping recently. Let's hope it keeps falling. A word of advice to members newly with Webber - and a reminder to those of us who are 'returning customers'. Webber does not bill monthly. They send out their statements about ten days after a delivery, but payment must be made within 30 days of the date of delivery. Please keep this in mind as you manage your cash-flow. One of Webber's requirements for qualifying for the CAHA price is remaining 'current' with your payments.

See you at the party at Agrens!

Hal Booth

Agren Appliance is throwing a party for CAHA!

We'll be serving a "steamship roast" rotisserie in our live kitchen along with other hot hors d'oeuvres and refreshments.

C.A.H.A. September 9th Meeting at our Augusta store!

- After hours, 5 to 7 pm
- Hot hors d'oeuvres & refreshments
- DOOR PRIZE: Frigidaire 7 cu. ft. freezer
- Q & A: Money-saving appliance maintenance tips
- Products & services we offer apartment owners

56 Western Avenue, AUGUSTA
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email: appliancesdshan@tdstelme.net

Minutes of Board Meeting Capital Area Housing Association (CAHA) Held at Lucky Garden Restaurant, Hallowell August 5, 2008

President Booth called the meeting to order at 5:45 pm, with the following present:

Secretary, Barbara Eckhardt

Board member, Stefanie Barley

Board member, Herbert Mann

Board member, Ramona Venskus

Following the newly revised by-laws, the Board members voted Barbara Eckhardt officially as a Board member.

Stefanie moved and Ramona seconded the motion for the Board to approve authorization for payment to Eric Dick, Esq., of \$297.50 for two bills. The first bill was for the June 26, 2008 reviewing of an email inquiry from President Booth regarding the alleged use by DownEast Energy of the CAHA logo and Mr. Dick's response for same at \$85 for one-half hour. The second bill for \$212.50 was for the July 17, 2008 email exchanges between President Booth and Mr. Dick, clarifying the by-laws and involving a discussion between them about the rights of officers to vote.

Stefanie moved and Ramona seconded the motion for the Board to approve authorization for payment to President Booth of \$50 for CAHA related travel expenses to South China associated with purchasing a computer.

Ramona moved and Barbara seconded the motion for the Board to instruct Ratna to provide the Board members with requested routine information, along with written instructions on how to obtain the needed information for the functioning of the Board, from the CAHA data base program.

Ramona volunteered to look into getting a speaker for the September 9 CAHA membership meeting.

President Booth reported that on July 26, 2008 Ratna opened a one-year CD for \$22,000 at the KV Federal Credit Union with a 3.25% interest rate.

Meeting adjourned at 6:20 pm.

Respectfully submitted,

Barbara Eckhardt, Secretary

ASK THE LAWYER

Some people are not fit to be a landlord, nor a tenant.

We all need a place to live and many may eventually own their own home or become landlords. However, some people are ill suited to be either a landlord or a tenant. This month's column is intended to be light in spirit, but deadly serious in relating stories of landlord/tenant relationships gone sour. The following are some of the news stories I have clipped regarding true events:

1. Eviction by Tear Gas

In Alabama a landlord was arrested for attempting to evict a tenant by setting off a tear gas grenade. Around 1:30 a.m. on a Wednesday morning, the landlord had an argument with one of his tenants and set off a tear gas grenade in the apartment



– for the second time within a week. Police arrested the landlord at his home and when they found another explosive device sitting on the dashboard of his truck, called

in a bomb squad and obtained a search warrant which yielded several more explosive components. (Credit 720 thevoice)

2. The Unwelcome Guest

A tenant in a Florida apartment complex found a snake on her porch and contacted management of the complex to remove the snake. Management declined to help and told her to deal with the situation herself, so the tenant doused the snake with fuel and set it on fire. The vinyl siding of the building also caught fire, causing about \$1,000 in damage. The snake got away. (Credit The Associated Press)

3. The "Hot"head Tenant

A woman in Oakland, Maine was facing eviction last year. She was seen throwing items from her third floor apartment just before the apartment burst into flames. Fortunately, no one was injured or killed in this 7-unit apartment building. The tenant had a long history of psychiatric hospitalization and the Kennebec County

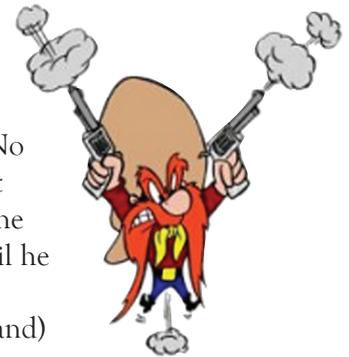


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Superior Court determined that she was not criminally responsible on a charge of arson. The State of Maine has become her landlord since she now resides at the Riverview Psychiatric Center. (Credit The Kennebec Journal) Years ago a similar situation hit close to home when a female tenant residing in a 6-unit apartment building next to my apartment building set fire to her apartment after eviction proceedings were started against her. This tenant was found to be sane and was convicted of felony arson and I believe is still in State Prison. Perhaps landlords can take some comfort that the State is the "landlord" for the worst tenants of all! It is certainly a reminder that maintenance of adequate insurance is essential.

4. The Yosemite Sam Landlord

In Cleveland, Ohio a landlord lived on the first floor of a two-family home and rented the top floor to tenants. A dispute developed between the landlord and the tenants. The landlord retreated to his unit, grabbed a rifle and began yelling and firing shots through his ceiling into the tenant's unit above. Police arrested the landlord seizing more than 24 firearms from his home. One officer stated there was a similar incident at the same home six years prior. No one was hurt and one tenant told the news reporter that the landlord "was a nice guy until he started shooting at them". (Credit WTAM 1100 Cleveland)



5. He Wanted a Split Level

Also in Ohio, a 66 year old male tenant rented a house under construction with the expectation of purchasing the house upon completion. When the landlord/contractor refused to complete the sale, the tenant used a power saw to make a lateral cut completely through all of the walls and siding at about chest level all the way around the single family house. The County Sheriff observed that only one thing was keeping the top half of the house in place over the bottom half. "Gravity". (Credit MSNBC)



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