



APRIL 2009 NEWSLETTER

CAPITAL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

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PRESIDENT'S MESSAGE



Harold Booth
President

Well, it looks as though the back of Winter has been broken. I had a crocus in bloom on March 17th, and many more since then. By the time you read this, my yard should be alive with color.

We did not have enough members in attendance at the March meeting to make a quorum, so there was no official meeting. Darren Matthews still gave his presentation to those of us who were there. At my request he provided a brief synopsis of his presentation for inclusion on page 3 of this newsletter.

At the March board meeting we elected Emmy Swanton, our treasurer, to the position created by the resignation last month of Tim Dennett. Tim had just been elected to a two-year term at the annual meeting



Spring has sprung! Crocus in bloom around March 25.

in February, but had resigned due to changing personal circumstances. As a board-elected member, Emmy will serve until the next annual meeting, when the membership will have the opportunity to confirm her to serve the remainder

PRESIDENT'S MESSAGE, continued on page 2

UPCOMING MEETING:

APRIL 14, 2009 • 7 – 8:30 P.M.
K.V. FEDERAL CREDIT UNION
OIL COMMITTEE Q&A SESSION
(TENTATIVELY SCHEDULED)

NEXT MEETING:

MAY 12, 2009 • 7 – 8:30 P.M.
K.V. FEDERAL CREDIT UNION
OIL COMMITTEE Q&A SESSION
(TENTATIVELY SCHEDULED)

ASK THE LAWYER

Q. I converted a large farmhouse into multiple apartments. Some of the tenants want to install a satellite dish or cable television which would require that holes be drilled through some of the floors and outside walls. If an installer hits an electrical wire or water pipe, who pays for the damage? Do I have to permit the installation of satellite dishes or cable T.V. at all?

A. *Title 14 §6041; Installation of cable television and over the air devices.*

The installer's company will always be responsible for any damage caused by the installation or operation of a television reception system. While technically these systems can be installed only with the owner's consent, in exchange for reasonable compensation, State law minimizes these rights. A landlord does not have to allow a tenant to personally

install a satellite dish, cable T.V. or a T.V. antenna. However, State law effectively grants that right to professional installers hired by tenants, subject to certain limitations.



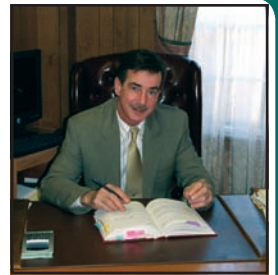
A person or company which professionally owns or manages a system providing signals transmitted through a cable, satellite dish or even a television antenna (an "operator") must have the owner's consent to drill holes and affix equipment to the owner's building. However, an owner can only refuse consent for good cause, such as where the company has previously failed to honor its contractual commitments or to repair damage arising from a previous installation.

If an operator is unable to obtain written consent of an owner to install its equipment, State law deems the owner to have given such consent if the operator mails a certified notice to the owner with copy of the statute, explains the owner's rights and agrees to the obligations required by law. These obligations include responsibility to install and maintain the system at no cost to the owner, and to immediately pay for any damage caused by installation or operation of the system. The law also requires the operator to provide the owner with proof of insurance to cover any damage before the installation occurs.

The property owner has the right to review the plans and specifications for the proposed installation and to make reasonable modification so that the installation does not interfere with the safety, functioning or use of the dwelling. The operator must also inspect the finished installation with the owner to insure compliance with the plan and specifications.

A professional operator is required to pay for repair of any pipe, wire or other damage caused by the installation. However, the owner is not entitled to compensation for the operator's use of the owner's building beyond a nominal sum of \$1.00 unless the owner can prove in court that installation of the system substantially interferes with the use or occupancy of the property, or causes a decrease in the resale or rental value. Nonetheless, the installation and maintenance of the system may still proceed, even though a dispute lingers between the operator and the owner.

An operator of professionally installed equipment is entitled to reasonable ongoing access to the property for maintenance of the equipment. The law also provides that the owner may not discriminate in assessing rent among tenants who subscribe to such services, and those who do not.



Disclaimer: For general information of CAHA members; not intended as legal advice. Consult a lawyer for your specific situation © 2009 Eric S. Dick, Esq., Augusta, Maine (207) 622-5872.

PRESIDENT'S MESSAGE, continued from front

of Tim's two-year term.

At my request, the oil committee will be center-stage at the next meeting [April 14]. This is an opportunity for those of you who have been unhappy with their selection of our oil vendor in the past to make your

voices heard. It is ALSO an opportunity for you to join the oil committee and really participate in the process – the last I heard, the oil committee was looking for more members, so don't be shy . . .

It's Spring – Yippee!

Hal Booth

Dear CAHA Members:

I wanted to take this opportunity to thank you for having me speak during your monthly meeting. I also would like to briefly summarize what was presented to those of you who couldn't attend.

We had one basic topic that we discussed and that topic was how to save on heating costs. I talked about installing digital thermostats in tenant occupied buildings as well as in our own homes. How we can save money and retain some of our investments by doing simple things like, turning down water temps. or thermostats to gain efficiency.

These are all things we hear over and over again, but are very effective if we have people adhering to certain behaviors when it comes to heating. I also touched on a few things we don't hear much about, that are there for the taking if we take the time to research. Has anyone heard the term Stimulus Package lately?

Rebates on newly installed heating equipment of any kind is something that is available from the Federal government, or at the State level. They have special loan programs for small business owners (you) and residential homeowners as well.

I also stressed the importance of not discounting things like Thermal Solar Heating for domestic water usage as well as small space heating demands. These types of alternative heating are on the forefront of the new stimulus plan dollars coming out of Washington and are very affordable ways of getting some of your heating needs paid for with real payback possibilities.

Did you know there is a Federal rebate program that pays up to a \$1,500.00 credit for a high efficient pellet, or wood stove installation? How about 30% of your completed Solar hot water installation, with no cap!

Please take the time to see what is available and possible with your own needs. Remember, Alternative heating is resourceful, responsible and necessary.

Thank you,
Darren R. Matthews
VEDR Technologies, LLC
25 Lenfestey Lane
Belgrade, ME 04917

Minutes of Board Meeting

Capital Area Housing Association (CAHA)

Held at Lucky Garden Restaurant, Hallowell, ME

March 24, 2009

Meeting was called to order at 5:45 PM.

Present were:

Harold Booth, President

Charles Anderson, V.P.

Ramona Venskus

Tiny (Jerry) Beechard

Stefanie Barley

Ratna Don

Venita Barley

Emmy Stanton, Treasurer

There was a vacancy on the board caused by Tim Dennett's resignation, leaving one position to be filled. Ramona nominated Emmy Stanton to fill that position; Stefanie Barley seconded the motion, and it passed

unanimously.

Ramona told the group that Dave Stewart had expressed interest in joining the board when another vacancy occurs.

Venita proposed consideration of holding some sort of fair for all vendors and landlords to attend, to publicize CAHA's activities and encourage new members to join.

We discussed the invoice from Eric Dick for \$212.50. This charge is for revision of the CAHA lease. Tiny moved that Emmy pay the bill, and Stefanie seconded the motion, which passed unanimously.

Activities of the oil committee were discussed. We are looking for a few more members to join this committee.

Stefanie moved, and Charlie seconded the motion, to adjourn the meeting at 6:45 PM. All agreed and the meeting ended.



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