



P.O. Box 2901, Augusta, ME 04338-2901 * (207) 512-2180



June 2012

Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Board of Directors

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Treasurer
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Message From The Board

Dear CAHA Members,

The Board would like to extend a big thank you to all the members and the generous vendors who participated in this year's banquet. Now that the banquet is past, the Board is looking towards the future of CAHA. With elections looming this fall, there will be changes within the legislature. It is at the legislature that CAHA can have the most beneficial impact for its members. The board is getting ready for the coming year and is excited about working with Central Maine Apartment Owners Association, CMAOA, and the incoming legislature.

We need your help to continue to stand up and protect landlords. There are lots of groups lobbying on behalf of tenants but only we can lobby for ourselves. Our

MESSAGE, continued on page 3

\$99 Oil Burner Cleaning Special provided by J&S Oil, Inc.!

Bob Weyomouth, of J&S Oil, Inc., will be speaking about oil burner maintenance and energy saving tips at 7:00 p.m. at CAHA's June 12 Member Meeting, KV Federal Credit Union, 316 West River Road in Augusta.

****** \$99 Oil Burner Cleaning Special provided by J&S Oil, Inc. will be offered to all CAHA members in attendance at this meeting. ******

UPCOMING MEETINGS

JUNE 12 • SEPTEMBER 11 • OCTOBER 9

7:00 – 8:30 p.m.

KV FEDERAL CREDIT UNION
Northern Avenue, Augusta, ME

meeting dates are subject to change or elimination as determined by the Board

Thank You To Our Generous Vendors

Business

1-800-Water Damage
 1-800-Water Damage
 Aubuchon Hardware
 Cj's Pizza
 Children's Discovery Museum
 Dennis Pizza
 Downtown Diner
 Downtown Diner
 Fielding's Oil
 Fielding's Oil
 Gin Mill
 Gosline Insurance Group
 Gosline Hardware
 Harvey's Hardware
 J&S Oil
 Beads on the Kennebec
 Beads on the Kennebec
 Lapoint Lumber
 Levesque Spas
 Liberty Mutual
 Lowe's
 Lowe's
 Lowe's
 Lowe's
 Lowe's
 Lowe's
 Lowe's
 Margarita's
 Newcomer Relocation
 Northeast Bank
 Red Barn
 Red Barn
 The Senator Inn
 Sentsy
 Sherman Williams
 Sherman Williams
 Sherman Williams
 Sherman Williams
 Sherman Williams
 Sustainable Structures
 Visage Hair Salon
 Vanguard Property Management

Gift

50/50 Raffle - \$100
 \$275.00 mold test
 DJ Entertainment
 Lawn mower
 \$25.00
 Free pass
 Small pizza
 \$10.00, embroidered apron
 \$35.00
 \$25.00 gift certificate
 \$25.00 gift certificate
 \$25.00
 Fire extinguisher
 Model car
 \$20.00 gift certificate
 Service contract
 \$25.00 gift card
 \$120.00 bracelet
 \$50.00 gift certificate
 \$250.00 gift certificate and hat
 \$50.00 gift card to Home Depot
 Kobalt Drill
 Paint Bucket Cleaning Supplies
 Paint Bucket 5 gallon
 Paint Bucket 5 gallon
 Paint Bucket 5 gallon
 Paint Bucket Cleaning Supplies
 Ceiling Paint
 \$25 gift certificate
 Tablecloths
 \$50.00 gift
 \$50.00 gift certificate
 \$50.00 gift certificate
 Sunday brunch for two
 \$60.00 of scentsy products
 Ladder
 4 gallon bucket of paint
 4 gallon bucket of paint
 \$50.00 bucket of paint
 \$50.00 bucket of paint
 \$100.00 off an energy audit
 \$35.00 gift card
 \$25.00 gift certificate

Awarded to . . .

Barbara Derbyshire
 Julie Rand
 CAHA Membership
 Sandra Niles
 Bev Hathaway
 Pat Gilbert
 Ratna Don
 Terri Holmes

 Patty Welsh-Force
 Helen St. Pierre
 Jeff Caudet
 Fran Atwater
 Jason Feugill
 Fran Atwater
 Stephanie Hunter
 Jean Guy Paquet
 Leah Bowden
 Fran Atwater

 Bill Bowden
 Fran Atwater
 Barbara Derbyshire
 Pat Rand
 Kathy Murphy
 Patti Welsh-Force
 Charlie Anderson
 Barbara Derbyshire
 Kathy Murphy
 CAHA Membership
 David St. Pierre
 Jean Guy Paquet
 Ernest Rice
 Marline Colvin
 Al Michaud
 Fran Atwater
 Kathy Brown
 Leah Bowden
 Ratna Don
 Dale Ackerson
 Bill Bowden
 Norman Pouliot
 Sandra Niles

**Minutes of Board Meeting - Capital Area Housing Authority (CAHA)
Held at River Back Dance Club, Augusta, Maine - April 17, 2012**

Vice-President Wayne Niles opened the meeting at 5:33 p.m. Present were:

Secretary & Board Member, Barbara A. Eckhardt
Treasurer, Emmy Swanton
Board Member, Charlie Anderson

Board Member, Ratna Don
Board Member, Ramona Venskus
Staff Person, Lisa Montagna

Business: Emmy handed out the Treasurer's Report. Motion was made by Charlie, and seconded by Ratna, to approve the Treasurer's Report. Motion passed unanimously.

Motion was made by Ratna, and seconded by Charlie, to approve the March 20, 2012 Board minutes. Motion passed unanimously.

The rest of the meeting was devoted to the final planning of the Annual Banquet.

Motion was made by Charlie, and seconded by Ratna, for Karin (proprietor of the River Back Dance Club) to provide the coffee for an extra \$25. Motion passed unanimously.

Motion was made by Charlie, and seconded by Ratna, for Lisa to provide soft drinks for the banquet and to work the orders. Motion passed unanimously.

Meeting adjourned at 6:50 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

MESSAGE, *continued from front*

board is seeking new board members to bring fresh ideas and energy to further guide CAHA on its path to stronger laws protecting landlords.

We are also looking for more ways to be efficient. To that end, newsletters will be e-mailed to members and postcard meeting reminders will be sent to members who choose not to receive the newsletter by email.

Our next meeting is June 12, 2012 at 7:00 p.m. at the KV Federal Credit Union, 316 West River Road in Augusta. Bill Whitman of J&S Oil, Inc. will be there to provide information about oil burner maintenance and energy saving tips. J&S Oil, Inc. has extended their generous offer of a \$99 Oil Burner Cleaning Special to all CAHA members who attend this meeting.

Join us on June 12, learn how to save money and become part of the conversation to change the landlord tenant laws in the State of Maine.

Sincerely,

CAHA Board of Directors

**Regular Meeting Minutes
Capital Area Housing Association (CAHA)
Held at KV Federal Credit Union
May 8, 2012**

CAHA Officer Barbara Eckhardt, Secretary, opened the meeting at 7:09 p.m. and introduced the Guest Speaker Greg Coniff, fire fighter and paramedic, from the Augusta Fire Department.

Coniff's presentation covered how fires start, fire extinguishers and where to buy them, fire escapes, and smoke and carbon monoxide detectors. He emphasized that every home should have at least seven to eight detectors. If a detector sounds as though it is chirping, it is time to change its battery.

Business: Motion was made by Richard Breton, and seconded by Ramona Venskus, to approve the February 14, 2012 Regular Meeting Minutes. Motion passed unanimously.

Resignation of Officers: Jason Feugill announced his resignation as President and Board Member in an email, which went into effect this evening. Wayne Niles announced his resignation as Vice-President and Board Member at the meeting.

Motion was made by Ramona Venskus, and seconded by Charlie Anderson, to adjourn the meeting at 8:31 p.m.

The sign in sheet indicated 10 members attended.

Respectfully submitted,
Barbara A. Eckhardt, Secretary

The Radon Law, as it stands now:

Title 14: Court Procedure – Civil;
Part 7: Particular Proceedings
Chapter 710: Rental Property
§6030-D. Radon testing

1. Testing. By March 1, 2014 and every 10 years thereafter, a landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement for a residential building shall have the air of the residential building tested for the presence of radon. A test required to be performed under this section must be conducted by a person registered with the Department of Health and Human Services pursuant to Title 22, chapter 165.
[2011, c. 157, §1 (AMD) .]

1-A. Short-term rentals. As used in this section, "residential building" does not include a building used exclusively for rental under short-term leases of 100 days or less where no lease renewal or extension can occur.
[2011, c. 96, §3 (NEW) .]

2. Notification. A landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement for a residential building shall provide written notice to a tenant or potential tenant regarding the presence of radon in the building, including the date and results of the most recent test conducted under subsection 1, and the risk associated with radon. The Department of Health and Human Services shall prepare a standard disclosure statement form for a landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement for real property to use to disclose to a tenant or potential tenant information concerning radon. The form must include an acknowledgment that the tenant or potential tenant has received the disclosure statement required by this subsection. The department shall post and maintain the forms required by this subsection on its publicly accessible website in a format that is easily downloaded.
[2009, c. 566, §19 (AMD) .]

3. Mitigation. When the test of a residential building under subsection 1 reveals a level of radon of 4.0 picocuries per liter of air or above, the landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement for that building shall, within 6 months, mitigate the level of radon in the residential building until it is reduced to a level below 4.0 picocuries per liter of air. If a landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement for a residential building is required to obtain a permit under a local or municipal ordinance, mitigation must occur within 6 months after obtaining any necessary permit. Mitigation services must be provided by a person registered with the Department of Health and Human Services pursuant to Title 22, chapter 165. After mitigation has been performed pursuant to this subsection to reduce the level of radon, the landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement for the residential building shall provide written notice to tenants that radon levels have been mitigated.
[2009, c. 566, §19 (AMD) .]

4. Penalty. A person who violates this section commits a civil violation for which a fine of not more than \$250 per violation may be assessed.

Together we can work to make legislative changes. We are stronger and more powerful as a group. Please come to the June 12, 2012 meeting and let's begin working toward effecting more legislative change for landlords.

		<p>We deliver quality home heating oil, kerosene and propane to homes and businesses throughout the communities of Central Maine. We are happy to assist you in ordering fuel, setting up credit or with any questions you may have. Call us at (207) 626-2714.</p>	<p>On Top, Inc. (207) 622-7037 (207) 622-7376 75 Court St., Augusta, ME Screen printing & embroidery services. 10% discount from normal wholesale price</p>
<p>Sprague & Curtis Real Estate Great People • Great Places Jim Pepin 623-1123 ext 217 (w) • 626-0413 (h) Fax: 623-2071 • Cell: 242-3015 75 Western Avenue • Augusta, ME 04330-7288 email: jim@spragueandcurtis.com</p>	<p>Sherwin Williams Paint + Paint Supplies (207) 622-6818 sw5736@sherwin.com Property Solutions Flat, ES, SG From \$17.33 per gallon 10-40% discount + free delivery</p>	<p>A1 Affordable Home Inspection (207) 446-2945 – Gary Jackson Home inspections, annual preventive home inspections, energy evaluation. mike@a1affordablehomeinspection.com \$25.00 off home inspection. 10% off other services.</p>	<p>J.C. Stone, Inc. (207) 549-4729 stonecenter@jcstoneinc.com 10% discount on landscape products. “We carry wall stones, flagstone, patio stones, garden accents & more!”</p>
<p>R&R Property Management Home & Apartment Maintenance/Remodeling Snow Plowing & Sanding (207) 485-1237 rjordan@rrpropertymanagement.biz 10% discount on labor</p>	<p>Newcomer Relocation Services “Upscale Rentals” Phone/Fax: 622-4312 Cell: 446-4312 ramona@NewcomerRelocation.com www.NewcomerRelocation.com No application fee for CAHA members</p>		<p>Fielding's Oil & Propane is proud to serve the members of CAHA with all of their heating needs and looks forward to having a long relationship with the organization. Call us and you will see how dedicated we really are. (207) 623-3322</p>

<p>Northeast Bank (207) 623-0303 Cell: (207) 446-0990 Mortgage loans for residential and investment properties <i>ssachs@northeastbank.com</i> \$250.00 discount on already low Closing costs.</p>	<p>Liberty Mutual – (207) 622-0518 Darryl Arnold (x-52909) New Auto and Home Insurance Benefit CAHA member benefits include savings on auto and home insurance! Purchase high-quality auto, home, condo, and renters insurance at low group rates.</p>	<p>Bob Philbrick Well Drilling (207) 623-8603 <i>rephilbrick@yahoo.com</i> 10% off pumps & wells (contractor prices) “Maine’s largest installer & designer of geothermal systems.”</p>	<p>Downeast Energy (207) 622-7521 Heating oil, propane & service contracts Troy Lambert Please call for program details.</p>
<p>Rent Match LLC Venita Barley, Owner (207) 623-2580 Fax (207) 623-3374 <i>vbarley@rentmatchonline.com</i> “Bringing Landlords and Tenants Together!” www.RentMatchOnline.com</p>	<p>Eric S. Dick, Esq. Farris, Foley & Dick, P.A. (207) 622-5872 <i>ffdlaw@gwi.net</i> Discount off regular hourly rate to CAHA member on landlord/tenant matters</p>	<p>Winslow Aluminum Inc. Vassalboro, ME (800) 924-0412 <i>winslowaluminum@yahoo.com</i> 30% off list price of replacement windows</p>	<p>VANGUARD PROPERTY MANAGEMENT P.O. Box 405 Hallowell, ME 04347 (207) 620-7500 First Rate Tenant Placement and Property Management Services! www.vpmmaine.com</p>
<p>Tim Dennett + Co. (207) 242-8499 <i>timdtcco@aol.com</i> Home & apartment maintenance, both inside and out. Now offering snow-plowing!!! 10% discount on materials</p>	<p>Gosline’s Hardware (207) 582-1900 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn & garden, hand & power tools.</p>	<p>Kennebec Property Mgt., LLC Property Management, Residential & Commercial, Leasing/Portfolio Development Full or Partial Service <i>Kennebecpropertymanagement@yahoo.com</i> (207) 333-1855 25% off leasing</p>	<p>1800WaterDamage WATER, SEWER, MOLD, FIRE (207) 629-5339 1800wdme@gmail.com Free home inspection for any loss and \$200 discount for CAHA members.</p>