



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



January 2013 Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Officers

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Ratna Don

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Secretary

Barbara Eckhardt

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Board of Directors

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John McNaughton

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Ramona Venskus

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Harrison Wolfington

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Happy New Year!

At our next member meeting, we will have Certified Public Accountant Pat Elwell of Tabbutt's Bookkeeping Service to answer your state and federal tax questions. I hope that you can come to our next meeting on January 8, 2013.

The speaker for the December meeting, Rich Roughgarden of Maine Solar Engineering, spoke about solar power and heat pumps. Details about these topics are in the meeting minutes.

CAHA is working with the Waterville landlords group and many other landlord groups to introduce new legislation in order to ease the landlord tenant laws in Maine. Our boards are continuing to discuss these matters and we intend to be involved in the upcoming Legislative Session. In order to make a big impact, member participation in the process is very important. We need your input at the hearings in Augusta. So stay tuned.

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Tax Preparation . . .

Pat Elwell, CPA of Tabbutt's Bookkeeping Service will answer your state and federal tax questions.

January 8th Meeting

7:00 p.m. – KV Federal Credit Union

Slate of Candidates for the 2013-2014 CAHA Board of Directors:

Peter Allen

Charlie Anderson

John McNaughton

Harrison Wolfington

Ramona Venskus

UPCOMING MEETINGS

JANUARY 8 • MARCH 12

7:00 – 8:30 p.m.

KV FEDERAL CREDIT UNION

316 West River Road, Augusta, ME

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

**Member Meeting Minutes
Capital Area Housing Association (CAHA)
Held at KV Federal Credit Union
December 11, 2012**

President Ratna Don opened the meeting at 7:00 p.m. A Quorum was established.

Business: Motion was made by Ramona Venskus, and seconded by Harold Booth, to approve the November 13, 2012 regular minutes. Motion passed unanimously.

Motion was made by Ramona Venskus, and seconded by Harold Booth, to approve the December 11, 2012 Treasurer's Report.

Guest Speaker: Richard Roughgarden talked to us regarding heat pumps as a source for conserving hot water energy. Roughgarden retired as an electrical engineer and started his own business named Maine Solar Engineering in Palermo, Maine, www.mainesolarengineering.com. He offers photovoltaic systems, solar thermal systems, engineering and installation.

Roughgarden stated that heat pumps are the most efficient way to heat water. The heat pump he spoke about was an add-on unit that can be used with an existing tank, saving an average of 50% to 60% over the operating costs of the tank water heater. He spoke about how the heat is pulled from the surrounding air and, utilizing the heat pump technology, that energy is used to heat the water in the tank. Even the small amount of electricity used to operate the heat pump is converted to heat. Also, the air surrounding the heat pump is being dehumidified. The investment payback period in using the heat pump water heater is typically 1 to 3 years, not including the benefit of the cooling and dehumidifying the air that happens as a by-product of heating the water. Roughgarden emphasized the importance to get an audit done on your house or building for energy efficiency before looking into heat pumps.

Motion was made by Ramona Venskus, and seconded by Harold Booth, to adjourn the meeting at 8:30 p.m.

The sign in sheet indicated 12 members attended.

Respectfully submitted,
Barbara A. Eckhardt, Secretary

***President's Message
Continued from Page 1***

The renewal notices have gone out with the banquet reservation and energy survey forms to save on postage. Please return all three forms with your check as soon as possible. Don't forget to check the information on the renewal form and make corrections if necessary. Our annual banquet is February 12 at the Elks Club, so make your reservation early. In the meantime, we are finalizing banquet planning and preparation.

I wish you and yours a happy holiday season.

Ratna Don
CAHA President

**Minutes of Board Meeting
Capital Area Housing Association (CAHA)
Held at the KV Federal Credit Union, Augusta
November 19, 2012**

President Ratna Don opened the meeting at 5:45 p.m. with the following present:

Board Member Ramona Venskus
Board Member Charlie Anderson

Board Member John McNaughton
Staff Person, Lisa Montagna

Business: Motion was made by Charlie, seconded by John, to approve the October 16, 2012 Board Meeting Minutes as written. Motion passed unanimously.

Ratna reported on the email voting results for the contract with CMAOA, with five voting yes and two abstained.

A discussion followed concerning the Annual Banquet. The date of the next Banquet will be February 12, 2013. The banquet invitations will be mailed out with the annual invoice and banquet information will be included in the newsletters. Charlie made a motion to set the Banquet cost to the members as follows: \$5.00 members, \$10.00 first guest and \$25.00 for additional guests. Ramona seconded the motion. Motion passed unanimously. Ramona will check with the Elks Club to schedule the banquet.

Motion made by Charlie, seconded by Ramona to maintain membership dues at \$40.00 for the year and institute a \$5.00 fee for members who prefer to receive the newsletter by mail. A discussion followed including the cost of printing and mailing the newsletter and while the \$5.00 a year did not cover the full cost, it will help defray expenses. Motion was unanimous.

General Discussion: The proposed oil survey was reviewed and will be included with the membership renewal invoice and banquet invitation.

The speaker for the December meeting will be Rich Roughgarden of Maine Solar Engineering. He will be speaking about solar power and heat pumps.

The contents of the December newsletter were reviewed.

A review by the legislative committee states this will be a more difficult legislature with the November election. There is discussion to model Maine's radon law after Illinois' radon law. Radon testing, Plan A and Plan B were discussed. A discussion about the permanency and eradication of bed bugs followed.

The speaker for the January meeting was discussed with potential topics: an accountant to talk about tax implications for landlords, Eric Dick with a question and answer forum or someone to talk about insurance.

The board members will review the PayPal button before it is posted on the website. Ratna reported the post office notice is working nicely.

Motion made by Ramona to adjourn the meeting, seconded by Charlie. Motion passed unanimously.

Meeting adjourned at 6:50 p.m.

Respectfully submitted,
Lisa Montagna, Staff Person

CAPITAL AREA HOUSING ASSOCIATION

TO: CAHA Members
FROM: CAHA Energy Committee
DATE: December 1, 2012
REF: 2013-2014 heating season

The CAHA oil/energy savings committee is getting ready for negotiations for the 2013-2014 heating season. We need your help to gather some important information. This information will help us better negotiate with oil companies/energy savings improvement companies. Please fill out the following questionnaire and return it with your membership renewals.

Thank you,
CAHA Energy Committee

CAHA Member Number _____

How many gallons do you use for a heating season? _____ gallons #2 Fuel Oil
_____ gallons K-1 Oil

Do you use any other types of fuel for heating and, if so, what volumes do you purchase and at approximately what cost? _____

How many hot-water boilers do you own? _____ Baseboard _____
Radiant _____
Steam _____

How many hot air furnaces do you own? _____

Do you have a service contract for your furnaces/boilers? _____

Who is your heating oil supplier? _____

Is your service contract with your heating oil supplier ___ or with somebody else ___?

Are you most interested in? Heating oil price _____
Service contract price _____
Both _____

Have you recently made any major energy savings investments, For example: insulation, energy saving heating equipment, etc? Please share your experience if possible

Any other suggestions or comments to CAHA Energy Committee?

Please provide any suggestions or comments to CAHA Board concerning landlord issues other than energy related.

Banquet Invitation

Dear CAHA Member:

Our annual banquet is coming up soon and we're sending the reservation form to you now so that you can put it on your calendar and plan to attend. The 2013 Banquet will be held on Tuesday, February 12, 2013 at the Elk's Lodge #964, 397 Civic Center Dr, Augusta.

Below is the Annual CAHA Banquet Reservation Form. Please fill it out and return it promptly.

Please note the pricing structure for the banquet this year:

CAHA Member	\$5.00
1st guest	\$10.00
All additional guests	\$25.00

What's Planned?

Social Hour:	5:30 – 6:30 p.m.
Dinner:	6:30 – 7:30 p.m.
Presentation, guest speaker TBA:	7:30 – 8:00 p.m.
Door Prizes and Social:	8:00 – 9:00 p.m.

Annual CAHA Banquet Reservation Form

Date: Tuesday, February 12, 2013

Place: Elk's Lodge #964, Civic Center Dr, Augusta

Time: Social Hour at 5:30 p.m. – Dinner at 6:30 p.m.

(Please bring no children under the age of 16 to the CAHA Banquet)

CAHA Member: _____ Member # _____ Price: \$5.00

1st Guest: _____ Price: \$10.00

2nd Guest: _____ Price: \$25.00

3rd Guest: _____ Price: \$25.00

4th Guest: _____ Price: \$25.00

Total number attending _____ Total enclosed: \$ _____ (non-refundable)

Deadline for making reservations: Saturday, February 1, 2013 (No tickets sold at the door)

Mail this form (with check) to: CAHA, P.O. Box 2901, Augusta, ME 04339-2901

A check must accompany this reservation form and be received by February 1, 2013.



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.



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>Newcomer Relocation Services "Upscale Rentals" Phone/Fax: 622-4312 Cell: 446-4312 <i>ramona@NewcomerRelocation.com</i> www.NewcomerRelocation.com No application fee for CAHA members</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>Gosline's Hardware (207) 582-1900 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn & garden, hand & power tools.</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>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>Your Ad Can Go Here</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>Sherwin Williams <i>Paint + Paint Supplies</i> (207) 622-6818 <i>sw5736@sherwin.com</i> <i>Property Solutions Flat, ES, SG</i> <i>From \$17.33 per gallon</i> <i>10-40% discount + free delivery</i></p>

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