



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



June 2013
Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

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President's Message

CAHA's Energy Committee solicited a number of bids from oil companies and the Energy Committee has made its recommendation to the CAHA Board of Directors. The Board has voted to accept the recommendations.

Once again, CAHA has teamed up with J&S Oil Company and Fielding's Oil and Propane Company to provide your energy needs for the upcoming two years. The complete energy contract is published elsewhere in this newsletter. I would like to give my sincere thanks to Charlie Anderson for working with me to negotiate the energy contracts for the next two years.

CAHA will publish daily heating oil prices from each company on its website.

Due to a lack of attendance, the CAHA board has decided not to hold regular meetings for the next few months. We will let you know via newsletter when the regular meetings will resume.

I hope that you have an enjoyable summer!

Ratna Don

CAHA President

J&S Cleaning Special

In the months of May, June, July, August, J&S Oil is offering its cleaning service for \$114.99 per furnace.



**2013 – 2015
Heating Oil Contracts:**

J & S Energy Company
page 2
Fielding's Propane Company
page 7

There will be no CAHA Member meeting in June.



Heating Oil Service & Deliveries

PO Box 8, Manchester, ME 04351 ~ PO Box 8130, Winslow, ME 04901

(207) 626-2714 / 1-800-464-2714 / (207) 872-2714

"An Employee & Family Owned Maine Business"

2013-2014 Energy Pricing

Monthly Budget Plan: As of 5/30/13 (subject to change)

#2 Fuel Oil	Capped (will not be priced higher then)	\$3.599 per gallon
	Floor (will not be priced Lower then)	\$2.999 per gallon
Kerosene	Capped (will not be priced higher then)	\$4.149 per gallon
	Floor (will not be priced lower then)	\$3.549 per gallon
LP	Fixed Budget (will not go up or down)	\$2.30 – 400 or more gallons
		\$2.70 – 400 or less gallons

Pre-Buy Plan: As of 5/30/13 (subject to change)

#2 Fuel	\$3.399 (paid for at signing of contract)
Kerosene	\$3.949 (paid for at signing of contract)
LP	\$2.10 – 400 or more gallons
	\$2.40 – 400 or less gallons

Daily Cash Price:

Daily price for both #2 and Kerosene will be at .22 cents over OPIS rack price, which can be sent daily to an email address of your choosing.

Daily Price on LP is determined by usage and will be given on an individual basis upon request.

Miscellaneous

J&S Oil Co. will also give the CAHA members a 10% reduction in service rates for both labor and parts.

J&S Oil will also agree to negotiate a "multi-year" contract with the C.A.H.A. membership.

We invite you to visit J&S Oil's website: www.jsoil.com



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NEW FOR 2013-14

J&S Oil has re-structured its service plans for this season offering a number of options to choose from (attached). CAHA members would get a 10% discount on the stated service contract prices. J&S Oil has agreed to reduce the price of each option if 2 or more boilers/furnaces are contracted under the same landlord.

For tiers 2 & 3 that would be a \$30.00 reduction

And tier 1 will be a \$20.00 reduction.

Once again we are offering a reduced cleaning for our customers and that price this year is \$114.99 for the cleaning and cannot be combined with the price of contracts.

If there are further questions please don't hesitate to contact me at 207-872-2714 or 207-626-2714.

Again, thank you for the opportunity to be your full service heating vendor.

Gelson Miranda
District Manager
Fuel Service / Sales.

We invite you to visit J&S Oil's website: www.jsoil.com



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J&S OIL SERVICE PLANS

Tier 1: Percentage Plan

PRICE: \$179.00

The Percentage Plan allows our customers to share the cost of most service parts and labor with J&S Oil during the contracted time frame.

Coverage Includes:

- 1.) An annual cleaning of your heating system.
- 2.) Covers 20% of the cost of most Parts and Labor on future service calls.
 - a. Excludes any major installation costs. For Example: boiler/furnace replacement, etc.

Tier 2: Basic Service Plan

PRICE: \$229.00

We will:

- 1.) Test and check all oil burner safety controls,
- 2.) Clean or replace oil filters or strainers,
- 3.) Clean nozzle assembly and change nozzle,
- 4.) Clean and adjust ignition system,
- 5.) Inspect and vacuum smoke pipe and boiler (or furnace),
- 6.) Lubricate motors and bearing assemblies,
- 7.) Visually inspect wiring where possible,
- 8.) Perform a combustion efficiency test for maximum performance.

We will replace if necessary:

Aquastat	Nozzle
Blower and shaft assembly	Oil burner valve
Blower belt	Oil filter (cartridge)
Blower motor (up to 3/4)	Oil filter (complete)
Burner coupling	Oil tank gauge
Burner fan	Pressuretrol (steam)
Burner Flange Gaskets	Primary control
Burner motor	Pump strainer
Cad cell assembly	Smoke pipe
Delay oil valve	Stair and burner toggle switch
Draft regulator	Standard thermostat
Blast tube assembly	Tank valve
Fan and limit switch	Transformer
Fuel pump	Vent alarm
Gauge	Vent alarm and gauge combination

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Tier 3: Water Part Service Plan

OIL FIRED WATER PARTS

PRICE: \$319.00

*Service contract includes up to two zones of coverage. Three or more zones require an additional \$30 fee per zone. Includes all of the parts covered under the basic service plan plus the specified water parts listed below.

COVERED PARTS:

Pressure Reducing Valve	Expansion Tank (up to 60)
Low water Cut Off	Back Flow Valve
Mixing Valves	Circulator and Associated Parts
Zone Valves*	Circulator Relays*
Flow Check Valves	Flange Gaskets
Hy-vents	Relief Valves (Boiler and Domestic)

OIL TANK COVERAGE

\$30.00 per year

In the event of a catastrophic oil tank failure J&S Oil will cover up to \$1,000.00 of replacement cost. This plan covers a portion of the cost of replacement only and installation must be completed by J&S Oil Co. Inc.

** This plan does not cover any of the cost of environmental cleanup that may be needed due to tank failure.**

Add to Contract.....

OIL FIRED HOT WATER HEATER

Price \$199.00/

\$169.00 with additional unit

Provides 24 hour service on your Oil Fired Hot Water Heater.

Add to Contract.....

HOME MONITORING

PRICE: \$100.00 PER YEAR

J&S Oil provides 24 hour monitoring of your heating system through our "ONWATCH" program. This allows you to leave your property without the worry of a heating system failure, oil tank run outs, etc. This is a yearly subscription and access to a land telephone line is necessary. (Not provided by J&S Oil). Standard service rates and installation apply. Call for details.

Add to Contract.....

We invite you to visit J&S Oil's website: www.jsoil.com



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We do not cover:

- 1.) Malfunctions due to:
 - a. Switches left off;
 - b. Failure to fill manually fed boilers or flush low water cut-offs;
 - c. Blown fuses;
 - d. Electrical failures unrelated to the heating system;
 - e. Oil or water valve left off;
 - f. Flooded cellars and system freeze ups even if failure of a covered part.
 - g. Out of oil (when delayed by delinquency in payments or not on auto delivery)
 - h. Thermostats set to low to call for heat or dead batteries in thermostat
- 2.) Antifreeze and damage caused by antifreeze systems.
- 3.) Belt driven burners,
- 4.) Aquastat/Primary Control Combos,
- 5.) Stack Switch,
- 6.) 1725 RPM Burners,
- 7.) Any Proprietary Parts,
- 8.) Complete replacement of oil burner, boiler, furnace,
- 9.) Air Conditioning Equipment;
- 10.) Clock Thermostats;
- 11.) Heat and hot water distribution systems and their accessories except items in the water parts option;
- 12.) Tankless coils, gaskets, and related labor;
- 13.) Oil tank, except when tank protection option is applicable;
- 14.) Draft inducers and power vents;
- 15.) Wood or coal units and their related parts;
- 16.) Vent Pipe;
- 17.) Water Storage Tanks;
- 18.) Unvented and decorative appliances.

Terms and Conditions:

- 1.) We reserve the right to inspect and approve the heating system prior to issuance. Oil tanks must be in good condition and pass inspection to be covered. Equipment not meeting state or local codes or not passing inspection must be repaired prior to coverage of this contract.
- 2.) This plan covers only residential heating systems up to 200,000 BTU's an hour. Systems over 200,000 BTU's may be available at increased rates if approved after inspection.
- 3.) Terms of the agreement are for a period of twelve months from the date of issuance, and will renew automatically each successive year unless either party gives notice prior to that date.
- 4.) We will not accept liability for:
 - a.) Any work performed on heating equipment other than by our own technicians or ones authorized by us. Any work performed by an unauthorized technician will NULLIFY this contract without refund.
 - b.) Any direct or indirect injury, damage or resulting failure of the equipment or dwelling due to an act of God, unavoidable delays, fires, or any other cause beyond our control.

Total Amount Due: _____

Customer Signature _____ Date _____

J & S Oil Representative _____ Date _____

We invite you to visit J&S Oil's website: www.jsoil.com



Fielding's Oil & Propane Co.

207-623-3322 or 1-800-491-3194

CAHA Fuel Pricing 2013/2014

05/20/2013

Heating Oil & K-1 Kerosene:

1. **Daily Pricing:** Daily pricing will be based on .23 cents over prior day Portland average rack price. If cash price is lower, then CAHA price is 0.02 cents less than the cash price.

2. **Fixed Pricing: Pre-Buy Upfront:** Add \$.34 to NYMEX future price for #2 oil for February 2014 the day prior to lock in for #2 Heating Oil.

Add \$.84 to NYMEX future price for #2 oil for February 2014 the day prior to lock in for K-1 Kerosene.

We will offer all pre-buy and fixed plans until October 31, 2013. After that it will be determined based on supply.

Budget Lock: Add \$.38 to NYMEX future price for #2 oil for February 2014 the day prior to lock in for #2 Heating Oil.

Add \$.88 to NYMEX future price for #2 oil for February 2014 the day prior to lock in for K-1 Kerosene.

Budget Cap: Heating Oil \$3.499 with .25 cent/gallon downside fee
K-1 Kerosene \$3.999 with .25 cent/gallon downside fee

Propane Gas:	<u>Daily Price</u>	<u>Pre-Buy Upfront</u>	<u>Budget Lock</u>
0 - 199 Gal	\$2.699	\$2.799	\$2.899
200 – 399 Gal	\$2.299	\$2.399	\$2.499
400 – 899 Gal	\$1.999	\$2.099	\$2.199
900 + Gal	\$1.899	\$1.999	\$2.099

All pricing subject to change without notice based on market conditions and supply.

William J. Fielding

We invite you to visit Fielding's Oil and Propane's website: www.fieldingsoil.com

**Minutes of Board Meeting
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
April 23, 2013**

President Ratna Don opened the meeting at 6:00 p.m. with the following present:

Secretary & Board Member Barbara A. Eckhardt
Board Member Ramona Venskus
Board Member Charles Anderson

Guest: Royce Watson

Business: Motion was made by Charlie, and seconded by Ramona, to approve the March 18, 2013 Board minutes. Motion past unanimously.

Motion was made by Charlie, and seconded by Barbara, to approve the Treasurer's report. Motion past unanimously.

Welcome Royce Watson: Motion was made by Charlie, and seconded by Ramona to nominate Royce Watson as a Board member until next annual meeting. Motion past unanimously.

Legislative Committee Update: Charlie reported there was concern about the radon bill, as he had not heard about its progress at this time. The LLC bill, LD-640, will now allow the LLC to appear in court in an action for eviction. Also, the eviction notice bill, LD-581, eliminates the alternative service process to the sheriff/constable serving the FED notice to tenants refusing service. They may now post and mail the FED notice just as they are able to do with the 7 day notice. This will save money and valuable time to speed along the eviction process. Charlie is hoping the legislature will not have them sunset.

Oil Committee Update: The oil committee, consisting of Ratna, Charlie, and Wayne Niles, will meet on Tuesday, April 30, 2013.

CAHA's Future Agenda for 2013 and Update from Harrison Wolfington:

After a lengthy discussion on recruiting old and new members, the consensus was to give Harrison one more month in his efforts to reach out to new members. Harrison's Facebook page update was tabled until the June board meeting, as he was absent.

May Newsletter: Ratna will work on the May newsletter.

Speakers for May and June: Ramona will contact the Human Rights Commission for a guest speaker for the May regular meeting. The Oil Committee will report back to the members at the June regular meeting.

CAHA Phone: Ratna has discontinued the services of US Cellular and bought a Wal-Mart phone in its place. The new CAHA phone has a monthly fee of \$30 for 1000 minutes.

Travel Expenses: Ratna stated he has been doing a lot of traveling on CAHA business lately and checked the Bylaws concerning this matter. Therefore, he will be submitting a monthly expense sheet at 50 cents a mile. The consensus was in favor of this charge.

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Audit Results of the Books and Accounts of the CAHA Treasurer: There was a short discussion concerning this matter. The consensus was that the Bylaws do not define the scope of the audit.

Renewal of the Chamber of Commerce Membership: Motion was made by Barbara, and seconded by Charlie, to not pay the renewal fee to the Chamber of Commerce this year and to study it for one year in order to see what benefits it offers CAHA. The motion past with 3 aye's and 1 nay.

New Business: Royce had recently attended a 'life safety codes' presentation. He will update the Board via email regarding this presentation.

Motion was made by Ramona, and seconded by Charlie, to adjourn the meeting at 7:55 p.m.

Respectfully Submitted,
Barbara A. Eckhardt
Secretary & Board Member

 <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>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>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>Sherwin Williams Paint + Paint Supplies (207) 622-6818 <i>sw5736@sherwin.com</i> Property Solutions Flat, ES, SG From \$17.33 per gallon 10-40% discount + free delivery</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>Your Ad Can Go Here</p>

Capital Area Housing Association
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