



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



December 2014 Newsletter

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Officers

President

Secretary

Barbara Eckhardt

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Treasurer

Ratna Don

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Board of Directors

Charlie Anderson

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Ratna Don

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Barbara Eckhardt

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John McNaughton

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Ramona Venskus

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Royce Watson

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Harrison Wolfington

harrison@lafinwolfingtonrealty.com

Dear Members,

Another heating season is upon us. This year we are enjoying lower than last year's heating oil prices. We hope that you're all using one of our prepared vendors, J&S or Fielding's for your energy needs.

We are getting close to the beginning of the New Year. Elections for board and officers will be held at the banquet on Tuesday, February 10, 2015 at the Elk's. Anyone interested in becoming a board member or officer, please notify a current board member of your intention to run via telephone or email.

Annual membership dues are due by January 1, 2015, with a thirty-day grace period. Those who do not submit their dues by February 1, 2015 will be subjected to a reinstatement fee of \$15.00. We have already mailed out pre-filled membership renewal forms for the convenience of our existing members. Please do not send checks without the renewal forms. If there are any inaccuracies on your pre-filled renewal form, please make the necessary corrections. We want to make sure our database has correct information. In order to save money on postage expenses, we are sending a banquet invitation with the renewal forms. Please do not forget to fill out and mail forms.

We wish you Happy Holidays!

CAHA Board

Slate of Candidates for

Board of Directors for a 2 Year Term are:

Charles Anderson

John McNaughton

Ramona Venskus

Mark Your Calendars!

CAHA Annual Meeting and Banquet will be held on Tuesday, February 10, 2015

**Board Meeting Minutes
Capital Area Housing Association (CAHA)
Held at Lucky Gardens Restaurant, Hallowell
October 14, 2014**

Past-President & Treasurer opened the meeting at 5:37 p.m. with the following present:

Secretary and Board Member Barbara A. Eckhardt
Board Member Charles Anderson
Board Member Ramona Venskus
Board Member Royce Watson

Business: Motion was made by Charlie, and seconded by Royce, to accept the August 19, 2014 Board minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Ramona, to accept the Treasurer's report from January 1 through October 13, 2014. Motion passed unanimously.

Membership Renewal for 2015: Motion was made by Charlie, and seconded by Ramona, to contract Nicole Don, under Ratna's supervision, to do the year-end database & membership renewal work for \$1,400. Motion passed unanimously.

2015 Energy Committee/Continuing Oil Contracts/Check from Fielding's: It was the consensus of the Board of Directors to perhaps consider extending the contracts of CAHA's two oil vendors, J & S Oil and Fielding's Oil, under the same terms of their current contract with us when it ends in May 31, 2015. Ratna has contacted Sheryl at Fielding. Sheryl will talk to accounting office at Fielding about the admin check for June 2013 through May 2014.

Legislative Committee Contract with CMOMA: Motion was made by Charlie, and seconded by Royce, to table CMOMA's contract pending further information to be discussed in detail with CMOMA. Motion passed unanimously. Ratna will draft a letter to CMOMA regarding CAHA's concerns about the contract.

Audit of CAHA Books: This agenda item was brought to the attention of the Board of Directors for future consideration.

CAHA Annual Banquet: It was the consensus of the Board of Directors for Ramona to book the Elks Club for the 2015 annual banquet on Tuesday, February 10. No speaker for the evening was considered at this time.

Board Members and Officers: Board of Directors whose terms will expire on February 10, 2015 are Charles Anderson, John McNaughton, Ramona Venskus, and Harrison Wolfington.

November Newsletter: Ratna stated he would write a statement for the November newsletter.

CAHA Phone and Mail Pick Up In November 10-25: It was the consensus of the Board to have Royce handle the CAHA phone and to have pick up the mail.

What is CAHA's Future?: Ratna will email each Board of Directors a list of CAHA members to call in order to promote the important work CAHA is doing for them and to ask for their participation in helping the running of the association. Motion was made by Charlie, and seconded by Ramona to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Barbara A. Eckhardt, Secretary

Documents needed when you rent/lease your apartments

-Lease

Contact us to receive sample lease (PDF) via email

-Lead Disclosure

<http://www.maine.gov/dep/waste/lead/documents/lease.pdf>

-EPA Lead Book

http://www2.epa.gov/sites/production/files/2013-09/documents/lead_in_your_home_brochure_land_color_508.pdf

-Air Radon Disclosure

<http://www.maine.gov/dhhs/mecdc/environmental-health/rad/radon/documents/Maine%20radon%20gas%20disclosure-final.pdf>

-Energy Efficiency Disclosure Form

<http://www.maine.gov/mpuc/online/forms/RentalEffDisclosureForm-Master.pdf>

-Smoking Policy

<http://caha4u.org/graphics/Sample-Smoking-Policy-Disclosure-Form.pdf>

Board Meeting Minutes

Capital Area Housing Association (CAHA)

Held at Lucky Gardens Restaurant, Hallowell

October 20, 2014

Past-President & Treasurer opened the meeting at 5:30 p.m. with the following present:

Board Member Charles Anderson

Board Member John McNaughton

Board Member Ramona Venskus

Board Member Royce Watson

Business: Motion was made by Charlie, and seconded by Ramona, to accept the October 14, 2014 Board minutes. Motion passed unanimously.

Legislative Committee Contract with CMOMA: The Board discussed the increase from \$3.00 per member to \$7.00 per member from CMAOA's Legislative support for the upcoming year to two-year agreement with them. John agreed to further add and edit Ratna's draft letter to CMOMA regarding CAHA's concerns about the contract. Then Ratna will mail the letter to CMOMA.

Motion was made by Ramona, and seconded by Charlie to adjourn the meeting at 7:30 p.m.

Respectfully submitted,

Ratna Don, Treasurer




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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>Sherwin Williams <i>Paint + Paint Supplies</i> (207) 622-6818 <i>sw5736@sherwin.com</i> <i>All painting accessories</i> <i>15% off list price everyday!</i> <i>20% off many case lots!</i></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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