



P.O. Box 2901, Augusta, ME 04338-2901 *(207) 242-4535



June 2017

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

Officers

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Secretary

Barbara Eckhardt

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Secretary's Message

Dear CAHA Members,

Our second Member Educational Event on Tuesday, May 9, 2017 was well attended. The meeting room at Kennebec Valley Federal Credit Union was filled. Guest speaker Attorney Avery Day from the recently formed Augusta law firm of Stevens & Day, LLP, found the room lively with plenty of questions. Mr. Day followed-up his talk with a letter to inform the members that his law firm, as most law firms do, bases the work that they do on time multiplied by their hourly rate. However, they do a fair amount of work on a flat fee basis. For example, they prepare notices to quit for a flat fee of \$100. Additionally, they often form corporate entities, such as LLCs, and serve as corporate agents for a flat fee. Mr. Day stated he would be happy to discuss flat fee arrangements with any of CAHA's members. Also, matters where an hourly rate makes the most sense, he usually will bill his time at \$220 per hour. For CAHA members, he will reduce his hourly rate to \$200 per hour. He believes that this is a little bit over a nine percent discount.

Once again, CAHA has teamed up with J&S/AFC Home Heating and Fielding's Oil and Propane Company to provide your energy needs for the upcoming year.

The oil committee had sent their bid-solicitation letter to several potential suppliers. Although a few of them chose not to submit bids, the oil committee gave considerable thought to evaluating those who did.

Members can know the price each day, as CAHA publishes daily heating oil prices on each company on its website.

The Board of Directors sincerely thank Ratna Don and Charlie Anderson for the work they did in negotiating the energy contracts with our two selected oil vendors.

Since the Board of Directors met twice in May, they have decided to not hold a June meeting and will resume regular Executive Committee meetings again in September.

Have a wonderful summer!

Barbara Eckhardt CAHA Secretary



Fielding's Oil & Propane Co.

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

CAHA Fuel Pricing 2017/2018

06/01/2017

Heating Oil & K-1 Kerosene:

1. **Daily Pricing:** Daily pricing will be based on .24 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: #2 Heating Oil: Call for Price or go to CAHA website, Pre buy price change daily.

K-1 Kerosene Call for Price

We will offer all pre-buy and fixed plans until October 31, 2017. After that it will be determined based on supply.

Budget Lock: #2 Heating Oil : Call for Price or go to CAHA website, Pre buy price change daily.

K-1 Kerosene Call for Price

Budget Cap: Heating Oil \$1.999 with .20 cent/gallon downside fee

K-1 Kerosene \$2.399 with .20 cent/gallon downside fee

Propane Gas:

0 - 199 Gal
200 - 399 Gal
400 - 899 Gal
900 + Gal

Daily Price
Call for Price

Pre-Buy Upfront
Call for Price

Budget Lock
Call for Price

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



Daily Cash Prices

Daily price for both #2 and Kerosene will be at .22 cents over OPIS rack price.

Daily Price for LP is calculated based on annual usage and will be given on an individual basis upon request.

2017-2018 CAHA Price Protection Plans

EasyCAP - (Downside Protection) - Budget: (#2 Fuel & K1 price subject to change daily)
(25 cent per gallon CAP fee applies)

EasyPay – Budget – “Ride The Market”: (#2 Fuel & K1 price subject to change daily)

PreBuy: (#2 Fuel & K1 price subject to change daily)

LP (Fixed Price Option ONLY)

Miscellaneous

AFC / J&S Home Heating will also give the CAHA members a 10% reduction in service rates for both labor and parts.

2017-2018 Service Plans

Comfort Agreements are available with several plans to choose. Please call for details for details and pricing.

Annual Tune-Ups for AFC / J&S Home Heating CAHA members is at a discounted rate of \$169.95.
This special **can** be included in both of our EasyCAP and EasyPay plans.

If there are further questions, please do not hesitate to contact me at 207-623-3851.

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

Paul G Nadeau
Sales Manager – AFC / J&S Home Heating
4 Northern Ave / Augusta, ME 04330
207-623-3851

Legislative Update

LD-136: An act regarding the eviction process
Committee: Veterans and Legal Affairs
Passed to be enacted by the Senate and the House

LD-198: An act to protect landlords from lawsuits for damage or harm caused by assistance animals
Committee: Judiciary
Passed to be enacted by the Senate and the House
Signed by the Governor

LD-799: An act to protect landlords and tenants from the deleterious effects of marijuana use
Committee: Marijuana Legalization
May 16, 2017: Work Session Held and this bill was tabled
May 17, 2017: Carry Over was Requested

LD-819: Resolve, to establish the commission to study the adequacy of housing safety laws
Committee: Veterans and Legal Affairs
Hearing date was: Wednesday April 12, 2017 at 9:00 am
Work session was: Wednesday April 26, 2017 at 9:00 am
Committee Report: Apr 28, 2017, Ought Not To Pass

CAHA has supported LD-136, LD-198, and LD-799
CAHA has opposed LD-819

Our effort was successful on LD-136, LD-198, and LD-819.
Hopefully next year we are able to get LD-799 passed with our members' help.

Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at Ruby Tuesday, Augusta
April 18, 2017

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 6:30 p.m., with the following present:

Treasurer and Board Member, Ratna Don
Board Member, Charlie Anderson
Board Member, Cheryl Dostie
Board Member, Ramona Venskus

Motion was made by Ratna, and seconded by Ramona, to approve the March 9, 2017 Executive Committee Minutes. Motion passed unanimously.

Motion was made by Barbara, and seconded by Charlie, to approve the January 1 through April 17, 2017 Profit & Loss section of the Treasurer's report; plus, March 9 through April 17, 2017 Profit & Loss section of the Treasurer's report; also, CAHA's April 17, 2017 Assets Balance Sheet section of the Treasurer's report. Motion passed unanimously.

Legislative Outreach/CMAOA and LD-136 Update: Ratna reported that he and John McNaughton attended the Public Hearing on LD-136, Wednesday, April 12, 2017. Work session scheduled for Wednesday, April 26, 2017 at 9:00 a.m.

Oil Committee Update: It was the consensus of the Board to have Ratna update the CAHA Oil Bidding letter and to send the updated letter to several oil companies, as follows: J&S/AFC, Fielding's, Fabian, and CN Brown.

Certificate of Appreciation to Vendors Update: Ramona presented to the Board a framed Certificate of Appreciation. She stated she has been hand delivering them to the vendors. The Board was very impressed with how distinguished the framed certificate looked. Ratna questioned why his name was not included on the Certificate of Appreciation. Ramona asked the same questioned of herself when preparing the certificate and concluded that Ratna was not a Board Director at the time the vendors were asked to donate prizes for the Annual Meeting.

Ideas for the Member's Educational Meetings: Ratna suggested to have Avery Day, Esq., from the recently formed Augusta law firm Stevens & Day, LLP, as a guest speaker at our Tuesday, May 9, 2017 member's educational meeting. The law firm handles landlord/tenant issues. It was the consensus of the Board for Ratna to contact Attorney Day.

Miscellaneous: The Board took a one hour dinner break.

Motion was made by Ratna, and seconded by Barbara, to adjourn at 7:40 p.m.

Respectfully submitted,

Barbara Eckhardt, CAHA Secretary




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 "Quality 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 Nicholas Parker 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>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>STEVENS & DAY, LLP 82 Winthrop Street Augusta, ME 04330-5506 phone (207) 430-3288 www.StevensDayLaw.com Discounted hourly rates and flat fee arrangements for CAHA members Avery Day, Esq. ADay@StevensDayLaw.com</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>Gosline's Hardware (207) 582-1900 563 Maine Ave. Farmingdale, ME Paint, paint supplies, plumbing, heating, electrical, lawn & garden, hand & power tools.</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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 Augusta, ME 04338-2901