



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



October 2017

CAPITOL AREA HOUSING ASSOCIATION

“LANDLORDS WORKING TOGETHER”

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Secretary's Message

Dear CAHA Members:

An Autumn of unseasonably mild temperatures is always the best way to ease into winter. And this Autumn is no exception. But when winter does come, we at CAHA are hoping all of you are using one of our preferred vendors, AFC/J&S Home Heating or Fielding's Oil & Propane Co., for your energy needs. Soliciting oil companies for better oil pricing is one way the Board of Directors work hard for its members. Another way we work hard for all of you is by being vigilant when it comes to new city ordinances and legislative laws concerning landlords.

The business of being a landlord takes vigilance. We learned this twelve years ago when CAHA and CMAOA of Waterville organized and marched on Maine's Capital Building, letting our voices be heard at the legislative hearings concerning unjust rules and regulations being imposed upon us. And this was good because our power and size did change several laws around to our benefit.

However, we have also learned that our voices fall upon deaf ears in other areas of government. Nonetheless, CAHA is still vigilant, as we keep you abreast of what is not only happening in our fair city of Augusta, but in other Maine cities, that could eventually affect us.

Recently, CMAOA learned that the city of Waterville has proposed to register all rental properties in the Waterville area with an added yearly fee of \$100 per unit, as mentioned in CAHA's September 14, 2017 Executive Committee Minutes within this newsletter.

Moreover, the Southern Maine Landlord Association (SMLA) of Portland is closely watching a proposed rent control referendum. See the reasons Portland landlords are "up in arms" about this proposal in the **Portland, Maine Rent Control Ordinance Update** on page five.

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Furthermore, a **newly formed political group**, Fair Rent Portland, would establish a seven-member landlord-tenant board appointed by the City Council to oversee the rent stabilization ordinance, collect and publish statistics on neighborhood rents and mediate disputes between tenants and landlords. The board must include four tenants and at least one small-scale landlord.

According to SMLA's President, Brit Vitaliua—in part— **“this type of government control** doesn't make housing more affordable.”

Please visit www.smlamaine.com for more information.

Upcoming reminder: CAHA's board election is a few months away [February]. You should be thinking about becoming an officer or director for the upcoming year. If being a leader is appealing to you, the President's position is open. Several of our Board of Directors have already served as president for the organization. Also, there are a few other positions to fill and possibly more, as current board members consider whether to run again. Any member interested in being considered for board membership, please make that interest known to anyone of our Directors by email or by phone 207 242-4535.

Have a wonderful Autumn,

Barbara Eckhardt, Secretary and Board Director

Executive Committee Minutes Capital Area Housing Association (CAHA) Held at Kennebec Valley Federal Credit Union, Augusta May 11, 2017

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 5:55 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 Charlie, and seconded by Cheryl, to approve the April 18, 2017 Executive Committee Minutes amended to delete [the Board of Directors] from agenda item Certificate of Appreciation to Vendors Update. Motion passed unanimously

Motion was made by Charlie, and seconded by Cheryl, to approve the April 18 through May 10, 2017 Treasurer's report. Motion passed unanimously.

Data Base (Quick Books & Access) Back-Up: Charlie's inquiries with the Chamber of Commerce concerning backing up their data base system had revealed that the Chamber has a service that does this for them. Since CAHA is not able to do the same, Charlie suggested that Ratna email a copy of the data base file and Quick Books file to each Board of Director. It was the consensus of the Board of Directors to accept Charlie's suggestion.

Legislative Outreach/CMAOA and LD-136 Update & CAHA support cost of \$1500.00 for having Dan Bernier testify on Human Rights Commission Issue: Ratna reported that he attended the May 9, 2017 legislative meeting and clarified the \$1500.00 cost issue. It is the fee that Dan Bernier receives as a lobbyist, as well as, testifying at the legislative meetings. Bernier's fee is divided amongst other organizations who use his services under CMAOA. Earlier this year, the Board of Directors had voted to pay its portion of Bernier's cost to CMAOA. At this time, the Board of Directors are waiting for CMAOA to bill CAHA its share of the legislative breakfast and Bernier's expenses.

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LD-136: An act regarding the eviction process Committee: Ratna reported it is hopeful it will pass and that the committee voted unanimously to pass the seven-day notice for violence.

Ramona stated her appreciation to Ratna for the time he takes from his work to attend the legislative meetings.

Oil Committee Update; plus, Charlie's contact with Darren Mathews at Downeast Energy: Charlie and Ratna reported their findings in contacting Downeast Energy, Fabian, CN Brown, and Dead River to compare their pricing with CAHA's selected oil companies, J & S and Fielding's. Unfortunately, Charlie received no response from Downeast Energy and Ratna received no response from CN Brown nor Dead River. However, Fabian submitted a bid to Ratna. The Board of Directors could not decide on a vendor or vendors to select and no vote was taken. This agenda item will be submitted at the June 2017 meeting.

Lowes Pro-Network Program (must have a group purchasing ID): Charlie introduced this agenda item to the Board as an incentive for CAHA members. It was the consensus of the Board of Directors for Charlie to follow-up with obtaining a group purchasing ID.

Ideas for the Member's Educational Meetings: The Board of Director's discussed the pros and cons of the recent Member's Educational Meeting held on Tuesday, May 9, 2017, at the Kennebec Valley Federal Credit Union. The guest speaker was Attorney Avery Day of Stevens & Day Augusta law firm. It was well attended. No upcoming meeting had been scheduled for June.

June Newsletter: Ratna announced that he would write up the message for the June Newsletter.

New Business:

Ratna announced that he will not be able to attend the June 2017 meeting, as he would be away.

Motion was made by Ramona, and seconded by Charlie, to approve for payment Eric Dick's Annual Report of the Non-Profit CAHA Corp. of \$385.00. Motion passed unanimously.

Meeting of the Board of Directors: It was the consensus of the Board to meet on the second Thursday of the month, rather than the second Tuesday of the month.

Miscellaneous: The Board of Directors placed their take-out meal order at 5:30 p.m. and ate it after the meeting adjourned.

Motion was made by Ramona, and seconded by Cheryl, to adjourn at 7:10 p.m.

Respectfully submitted,

Barbara Eckhardt, CAHA Secretary

**Special Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at Senator Inn Restaurant, Augusta
May 25, 2017**

CAHA Secretary and Board Member Barbara Eckhardt opened the special Executive Committee meeting at 6:25 p.m., with the following present:

Treasurer and Board Member, Ratna Don via cell phone
Board Member, Charlie Anderson
Board Member, Cheryl Dostie
Board Member, John McNaughton
Board Member, Ramona Venskus

Vote for Selected Oil Supplier: The Board of Directors held this special meeting specifically to vote on its selected oil supplier(s) for the upcoming year. The potential oil suppliers were J&S/AFC Home Heating, Fielding's Oil and Propane Company, and Fabian Oil. Ratna joined the discussion via cell phone.

Motion was made by John, and seconded by Ramona, for CAHA to remain with J&S/AFC Home Heating and Fielding's Oil and Propane Company, as their comparative pricing was close within the "ball park" of Fabian's pricing. It was concluded that it would be counter-productive for CAHA to switch to another vendor, at this time. Motion passed with five yeas and one nay.

June Newsletter: Ratna informed Barbara that she would write the Secretary's Message for the June newsletter.

Since the Board of Directors met twice in May, they decided not to convene in June but will resume regular Executive Committee meetings again, beginning in September.

Motion was made by Cheryl, and seconded by Charlie, to adjourn at 6:45 p.m.

Respectfully submitted,

Barbara Eckhardt, CAHA Secretary

**Executive Committee Minutes
Capital Area Housing Association (CAHA)
Held at the Senator Inn Restaurant
September 14, 2017**

CAHA Secretary and Board Member Barbara Eckhardt opened the meeting at 6.04 p.m., with the following present:

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

Motion was made by Ratna, and seconded by Charlie, to approve the May 11, 2017 Executive Committee minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Ramona, to approve the May 25, 2017 Special Executive Committee minutes. Motion passed unanimously.

Motion was made by Charlie, and seconded by Barbara, to approve the January 1 through September 13, 2017 and May 11 through September 13, 2017 Treasurer's reports. Motion passed unanimously.

Data Base (Quick Books & Access) Back-Up Update: Ratna stated he felt monthly emailing of CAHA's Data Base information to the Board members was unsafe due to hacking possibilities. Therefore, he handed over a thumb drive (Quick Books and Access) to Charlie for second backup to CAHA's Data Base. Thus, at every meeting, hereafter, Ratna and Charlie will switch thumb drives--Ratna with his updated data and Charlie with the outdated data.

Legislative Outreach/CMAOA's Invitation Dinner on Tuesday, November 14, Waterville:

This agenda item was tabled for the October meeting.

However, food for thought, Ratna stated he went to CMAOA's recent meeting and learned that the City of Waterville brought forth a proposal to register all rental properties in the Waterville area. Along with the proposal was added a yearly fee of \$100 per unit. He stated there will be a meeting on Saturday, September 16, which we could go to, however, we wouldn't be able to participate in it.

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Lowes Pro-Network Program (must have a group purchasing ID) Update: Charlie informed the Board via email that he met with Jamie at Lowes and learned that they do give special discounts to organizations, but the organizations get the discount when the purchase is made by the organization. So, like the Home Depot, Lowes cannot offer our membership any special CAHA discount, but each member could sign up for an individual discount independent of CAHA. Charlie also found out that, like the special CO detectors that Hal Booth set up for a CAHA discount, specific items could be similarly set up, so maybe that could provide some value to CAHA.

Ideas for the Member's Educational Meetings: Tabled

New Ways of Improving Membership: Ramona would like for CAHA to publish a booklet of all the new laws that have been passed and to be accessible for the members. It was the consensus of the Board of Directors to have Ramona and Ratna work on this project.

New Business: Ratna presented a request to the Board for a new contract during December, January, and February in managing the Data Base, as his daughter will no longer be working with him during the membership renewal process, which takes around 100 hours, database management & post office runs between March through November, he will do it for free. He did include additional costs in other areas of the work he did for administrative duties.

The consensus of the Board of Directors was to have Ratna submit a proposal to them for consideration. Ratna's proposal will not only cover data base management but also all his administrative duties; such as, posting oil prices to the website, assembling the newsletter, etc.

October Newsletter: Tabled

Miscellaneous: The Board of Directors took a thirty-minute dinner break.

Motion was made by Ramona, and seconded by Ratna, to adjourn the meeting at 8:00 p.m.

Respectfully submitted,

Barbara Eckhardt, CAHA Secretary

Portland, Maine Rent Control Ordinance Update

The ordinance, if passed, would devastate rental housing in Portland by tracking and controlling the allowable rent on each unit FOREVER! Contrary to what most people assume and the way the initiative was initially presented, rents do not reset when a tenant vacates.

- Nearly doubling the current \$35/unit fee to \$60/unit
- Sets 'base rents' at whatever rental amount is in place on Nov 1, 2017
- Caps rent increases to CPI
- "Following [a] renovation...the Landlord may apply to the Rent Board for determination of the appropriate increase in rent." The Rent Board consists of, among others, 4 tenants and 1 landlord.
- Limits the allowable rental increase, even on fully renovated units, to 10%
- Removes landlord's ability to vacate tenants except under narrowly defined conditions, creating a perpetual tenancy situation for tenants. "The rental agreement cannot state any grounds for termination, nor can a tenancy be terminated for any reason other than the following..." – and a handful of conditions are defined.




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<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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