



CAPITAL AREA HOUSING ASSOCIATION

"Landlords Working Together"

Post Office Box 2901 • Augusta, ME 04338-2901

JANUARY 2003 - NEWSLETTER

CAHA MOVES STRONGLY INTO THE NEW YEAR

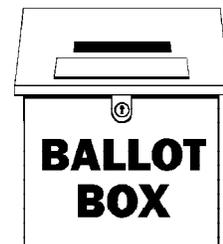
The Capital Area Housing Association has closed the year with its myriad of challenges and rewards. CAHA has severed its ties with MAOMA.* CAHA stands cohesive and strong as it starts the new year. The membership has shown that it can work with the city to create a workable alternative to the Safe and Sanitary Housing draft ordinance. Long hours and dedicated time from the members and their designees has shown there is power in numbers and as a united group we can all work for the betterment of the housing industry and the neighborhoods.

We still have many issues in the coming year. We will need to finalize the vote on the changes to the By-Laws and elect a new Slate of Officers. We must also plan to have the best annual banquet ever. Trash removal will be the next hot issue.

*Note: Those members failing to pay the extra \$15.00 for 2002, must pay this fee to stay in good membership standing with CAHA for 2003.

SLATE OF OFFICERS FOR ELECTIONS IN JANUARY 2003

President: Doug Keefer
Vice-President: Lewie Manter
Treasurer: Stefanie Barley
Secretary: Diana Parks
Director: Shawn Mullens
Director: Ramona Venskus
Director: Charles Anderson



President

Cheryl Dostie
685-4570

Vice-President

Doug Keefer
622-0434

2nd Vice-President

Scott Sanborn
933-5006

Secretary

Diana Parks
626-7631

Treasurer

Stefanie Barley
623-2824

Board of Directors

* Lewie Manter

622-4114

* Kevin Polk

592-0604

* Cheryl Ring

626-5442

* Shawn Roy

622-9000

* Ramona Venskus

622-4312

*** Newsletter Editor**

Norman R. Veilleux

Next Meeting: January 14th at 7:00 p.m. (2nd Tuesday of each month)

Kennebec Valley Federal Credit Union- 316 Northern Ave - Augusta

RECEIVE your Newsletter by e-mail:

Send your email address to CAHA4U@aol.com

**MINUTES OF REGULAR MEETING
CAPITAL AREA HOUSING ASSOCIATION
Held 12-10-02 at 7:00 p.m. at the K.V.F.C.U.,
Northern Avenue, Augusta**

President Cheryl Dostie called the meeting to order with 18 members present. A motion was made and seconded to accept the Secretary's Report as printed in the Newsletter. The Treasurer, Stefanie Barley reported the checking account carried \$1,490.73, the first C.D. holds \$10,500 plus, and the second C.D. holds \$5,200 plus. A motion was made and seconded to accept the Treasurer's Report as given.



Old Business: Continued affiliation with MAOMA was discussed with several members sharing the good points and bad points. A question was raised about negotiating the last payment. A point was made regarding the loss of access to a lobbyist, but with other access to the Legislature it is no longer an issue. A written ballot was done with a yes vote to disassociate from MAOMA and a no vote meant you want to stay affiliated. The final tally was eighteen yes votes, zero no votes, and one abstention.

A motion was made to modify the letter written by Ms. Hoang by notifying them of our vote of disassociation and modifications to the content of the letter, addressed to Carlton Winslow, President of MAOMA. It was voted in the affirmative to take such action. Discussion surrounding the modifications included suggesting receipt of MAOMA's newsletter for two more years, and then we would reconsider affiliation with MAOMA.

Slate of Officers: The President sought nominations from the floor and introduced Charles Anderson and Shawn Mullens as two new candidates for the vacant positions on the Board of Directors. A nomination from the floor to place Lewie Manter into the slot for Vice President was accepted by the nominee.

By-Laws: The President reviewed the major changes to the By-Laws and requested discussion from the floor. The first vote was taken with the majority approving the changes and one 'no' vote.

Auditing Committee: President Cheryl Dostie appointed Hoa Hoang and Ernest Clark as the Auditing Committee. They will meet with Treasurer Stefanie Barley to review the year's fiscal activity.

Ad hoc Committee: Ed Wurlpel reported on the 11-20-02 final meeting of the Ad hoc

Committee.

Mr. Wurlpel reported that the Committee would report the final consensus and conclusions to the full City Council. They will report that on the issue of mandatory inspections that they are not necessary and not recommended. They will recommend that when a property changes hands, an inspection should occur prior to the actual transfer of property rights. The above will apply across the board to all housing, both single family and multi-unit.

There will be a separately written ordinance regarding the disorderly housing. The Committee understands that the landlords want to work with the city so this is not an issue. The rules will be based on one unit, not the whole building. Thus, if there are 8 calls regarding one unit within 30 days, then this ordinance will apply. The city will expect the landlord to take some action to resolve this issue, such as starting the eviction process. Doug Keefer, the other representative to the Ad hoc Committee reported that the disorderly housing ordinance will apply to single family dwellings, as well.

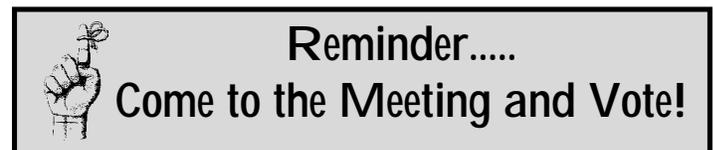
Mr. Wurlpel also reported that he had the latest regarding the Fair Market Rents from Maine State Housing. Even though the chart shows that you can get 10% over the fair market rate, you need to have good points for them to give you the extra 10%. The rating system is based on a poor-fair-good scale. (Note: Should you desire a copy of the Fair Market Rents, contact the Maine State Housing Authority or Stefanie Barley, Treasurer.)

Jeff Cyr offered commendations and thanks to both Ed Wurlpel and Doug Keefer for representing CAHA's best interests on the Ad hoc Committee and for the excellent job in reaching consensus on very sticky issues.

New Business: Future work for CAHA members will include working on the trash removal issue. The water rate increases were also mentioned. Mr. Anderson stated that the rate increases would be evenly distributed between residential and commercial customers.

Meeting adjourned 8:35 p.m.

Respectfully submitted,
Diana Parks
Secretary



ANNUAL BANQUET

It's that time again, folks! The Annual Banquet is scheduled for Tuesday, February 11, 2003 at the Elks Lodge, on outer Civic Center Drive. Reservations are necessary and must be in by Monday, February 3rd.

The evening's festivities will begin with a social hour at 5:30 p.m. Dinner will be served at 6:30 p.m. The dinner is free to CAHA members. There will be a fee of \$5.00 for each guest except discount suppliers, area legislative representatives and senators. If you are attending with a large group, you may wish to arrive early to be seated together.

If any member, community business person, provider of discount services or other interested party wishes to donate an item or service for the door prizes, please contact any of the CAHA Officers or Board of Directors. Please make sure we have the door prizes and gift certificates the week before the annual banquet. Donating a door prize is a great way to promote your business to the many landlords and property owners in our organization. In addition, to the door prizes, there will be a 50/50 drawing with the famous duo. Entertainment is also on the agenda.

Please note that only those persons holding a CAHA membership card in full voting status are eligible for the door prizes. Non-voting members and guests may enjoy the 50/50 drawing.

Complete and mail the reservation form below, and enclose a check to CAHA for the total amount.

ANNUAL CAHA BANQUET RESERVATION FORM

Date: February 11, 2003, *Place:* Elks Lodge, Civic Center Dr., Augusta, *Time:* 5:30 p.m.
Cost: Free to CAHA members, \$5.00 each guest (Please no children under the age of 16)

Member: _____ FREE (no charge)
Guest: _____ \$ 5.00
Guest: _____ \$ 5.00
Guest: _____ \$ 5.00
Guest: _____ \$ 5.00

Total Number Attending: _____ Total Enclosed: \$ _____
(NON-REFUNDABLE)

PLEASE RESPOND BY FEBRUARY 3RD, 2003

Mail to: CAHA, Post Office Box 2901, Augusta ME 04338-2901

<p>● Present your CAHA membership card and receive a discount on your purchases</p>	<p>Aubuchon Hardware 623-9844 20% off Glidden Paint - 10% off all other regular price items Aaron Seldmus</p>	<p>Davis Property Management 582-2388 Property Management Ongoing or temporary Bob Davis</p>	<p>Sherwin Williams 622-6818 Paint, Wallcovering and Accessories 10-20% off all products Aaron Smith</p>
<p>Central Maine Wall to Wall 582-1526 email: cmww@ctel.com Carpet and upholstery cleaning Rick Bonenfant</p>	<p>Hammond Lumber Co. 495-3303 Full Service Lumber & Building Materials 10% off Retail and Free Delivery Dale Tobey</p>	<p>Major Appliance 622-5859 Free Delivery Farmingdale, Maine Ken Martin</p>	<p>Steve's Appliance Service and Sales 621-0520 - 547-3294 New and used appliance sales service - Free Delivery & Removal</p>
<p>Dave Labbe Plumbing 622-2566 DISCOUNT ON LABOR</p>	<p>H.T. Winters Company 629-5561 www.byme.com/htwinters Flooring and Instalation Ceramics, slate, vinyls, carpet and hardwood - Special price for landlords.</p>	<p>Gagne Fuel Oil Corp. 495-3313 Range & Fuel Oils Emergency 495-2295 .16 cents over NY posted price</p>	<p>D.R. Struck Landscape Nursery 395-4112 15% discount on your purchase Robin Struck</p>
<p>Rick's Downeast Building & Property Maintenance 923-4054 & 623-7535 10% discount on property maintenance excluding the new Depo-section. Ricky Bradstreet</p>	<p>ATTENTION LANDLORDS Struggling to find the time to clean that rental unit? I can do it for you! Colleen Marble - 621-8668</p>	<p>Moody & Company Office Supplies, Inc. 622-6616 25% off list and Free Delivery</p>	<p>TC & Company Cellular: 242-8499 or Phone: 621-8090 Handyman jobs at a 10% discount No jobs too small Tim Dennett</p>
<p>Foreign Auto Parts 626-7070 - 632-4692 1-800-224-3126 Frank J. Venskus, Sales Supervisor/Maine David Gardner, Store Mgr / Augusta</p>	<p>Kents Hill Lumber Company 685-3510 1-800-660-2027</p>	<p>O&P Glass (the clear choice) 622-3652 Fax: 622-3268 Auto, residential commercial, stained glass</p>	<p>Taylor's Trustworthy Hardware 622-7769 10% discount off non-sale items and house paints</p>
<p>Frank Pomerleau, Inc. 623-3500 Complete Home Furnishings 10% off Appliances - 30% off Furniture 16% off Mattresses - 10% Flooring material</p>	<p>Madore Siding & Insulation Co. 622-0625 Siding, insulation and windows Ray Madore</p>	<p>CAPITAL PRINTING CO. "Your CAHA Newsletter Printer" 622-1062 Norman R. Veilleux</p>	<p>Winslow Aluminum 622-6500 - 1-800-924-0412 Windows, Doors, Siding, etc. 40% off Replacement Windows Rick Heffernan Sales Representative</p>

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