



CAPITAL AREA HOUSING ASSOCIATION

"Landlords Working Together"

Post Office Box 2901 • Augusta, ME 04338-2901

APRIL 2003 - NEWSLETTER

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Vice President

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622-4114

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623-2824

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OF DIRECTORS

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338-0107

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(ex Officio)
685-4570

Newsletter Editor

Norman R. Veilleux

MESSAGE FROM THE PRESIDENT:

Hello One and All of CAHA,

After a very nice attendance and what seemingly was a successful Banquet, we are already in business. I would like to say that our membership has grown in the past few years to almost 700 members. That is really something! The issues confronting us, presently, are the two issues the City of Augusta is proposing. By the time you have received this Newsletter, the information will have been passed to you regarding the "Disorderly House" issue. Needless to say, there is room for improvement and we hope the City will have agreed with us. The next issue of Priority will be the City's introduction and proposal for "Mandatory Inspections" and possible associated fees. In concert with these two issues we hope to institute a change in our Yearly Dues that will benefit everyone and make it much more manageable for our Treasurer. There are other goals that I hope to achieve, but I can only say to all of you, the e-mail address is available for you and my phone number is listed on the Newsletter. With your support I hope we, as an association and with teamwork, not only from our Board of Directors, but you too, can grow stronger and more focused on the needs of the Landlords and Property Managers. Thank You

Doug Keefer, President

GUEST SPEAKER... "Tired of High Insurance Rates"?

Let's get informed as much as possible so we can keep our insurance rates down. The more we learn, the better we can work at ways to improve our insurance risks. Come to the meeting and hear Pat Beaulieu, Commercial Lines Manager at Cross Insurance Agency. She has worked in the commercial lines market for over 18 years. Ms. Beaulieu will discuss the current market for the rental housing insurance. Topics will include ideas on what a landlord can do to make properties more appealing to the current insurance carriers and how to minimize risks. Please come with plenty of questions.



Next Meeting: April 8, 2003 at 7:00 p.m. (2nd Tuesday of each month)

Kennebec Valley Federal Credit Union - 316 Northern Avenue - Augusta

Receive your Newsletter and Special Notices by e-mail

Send your email address to CAHA4U @aol.com

**PROGRESS ON THE
“DISORDERLY HOUSE”
DRAFT ORDINANCE**

The City Council met on Monday, March 24th, for an informational meeting regarding the draft ordinance. Police Chief McCamish, City Attorney Langsdorf, several City Councilors, CAHA President Doug Keefer and CAHA counsel Eric Dick, Esq., and residents spoke before the Informational Meeting regarding the disputed issues in the ordinance. The general consensus was that the concept was acceptable, but the ordinance as written was too vague and unclear. The mayor referred the ordinance back to the Ad hoc Committee for further input and a rewrite. The mayor has asked Councilor Tom Sotir to continue to chair the committee. Any suggestions from CAHA members may be directed to President Doug Keefer at the phone number or email address listed on the front of this Newsletter. He will refer those suggestions to the Committee.

**MINUTES OF REGULAR MEETING OF
CAPITAL AREA HOUSING
ASSOCIATION**

**Held Tuesday, March 11, 2003 at 7:00
p.m., at Kennebec Valley Federal
Credit Union, 316 Northern Avenue,
Augusta, Maine**

President Doug Keefer opened the meeting with 24 members present. He apologized that the guest speaker was unable to attend due to a family emergency. CAHA members introduced themselves and reported 353 units with 15 vacancies for a 4% vacancy rate.

A motion was made and seconded to accept the Secretary's report as published in the newsletter. The Treasurer, Stefanie Barley, reported that the check book held \$33.57 and that she just cashed the smaller CD for \$5,153.86. The new balance in the checking account is \$5,189.43. A motion was

made and seconded to accept the Treasurer's Report.

OLD BUSINESS:

Making membership dues payable once a year: Discussion regarding which month would be appropriate for handling the massive renewal process, how to prorate the amount due, and late fees or reinstatement fees was held. A motion was made to change the By-Laws, Article VII – Dues and Assessments, first paragraph, second sentence to read: “All dues shall become due and payable by January 15th of each year”. The motion was seconded. A vote was taken and the motion passed with a majority vote. Cheryl Dostie, Lisa Cyr, and Hoa Hoang volunteered to assist the Treasurer in determining the prorated amount of the dues each member would owe. A second motion was made to amend the earlier motion. The new motion would change the wording of the By-Law by removing the words: “by January 15th” and replacing the language with “in the month of January”. The motion was seconded. A vote was taken and passed by majority vote. None were opposed. The corrected By-Law will now read: “All dues shall become due and payable annually in the month of January of each year”. This has been the first reading and vote on the By-Law change.

Attending members chose to set policy regarding the re-instatement fee for those members who were late paying their membership. A motion was made and seconded to assess a \$10.00 late fee. The motion passed with a majority vote with two opposed.

DISORDERLY HOUSE:

Copies of the draft ordinance were given to the attendees. President Keefer introduced the document and gave the history of the process of its creation. Ed Wurpel, an Ad hoc Committee representative for CAHA,

highlighted the points that make up the ordinance. These points include the fact that it applies to all dwellings, the city "may" notify a landlord of problems, the enforcement process and the effect of a "posted" building. Many questions arose from this discussion including if a building gets posted, does the city evict the tenant and how does one get a property "un-posted". Another question had to do with if the miscreant is evicted, and a new tenant comes in, does the posting continue or does the process start all over? Other comments from the members are that the ordinance is too broad, too ambiguous, the penalties extreme and it relies on the judgment call of the officer. The definition of the dwelling was discussed. One member stated that the ordinance defeated the intent of the federal housing contracts using HUD money. Ed Wurlpel made a motion to retain Attorney Eric Dick to write up a legal outline for CAHA to present at the City Council informational session. The motion was seconded. Hoa Hoang volunteered to accept the comments from the membership and would summarize it to Attorney Dick to streamline the information flow. An amendment to the motion was made to authorize Attorney Dick to spend four (4) hours preparing the legal outline. The motion was seconded. The motion passed with a majority vote, none were opposed. The deadline for comments to Ms. Hoang is Friday, March 14, 2003. Ms. Hoang's phone number is 338-0107 and her email is hoang_brown@msn.com. You may reach Attorney Dick by email at edick@prexar.com.

NEW BUSINESS:

Rubbish removal – discussion deferred to a later date.

There is a vacancy of the Board of Directors, Director Polk has stepped down due to professional commitments. Director Ramona Venskus nominated Hoa Hoang to the vacant position for a two year term. A call was made for other nominations. None were made.

The membership voted in the majority to accept the nomination and elected the new Board Member. No members present were opposed.

Meeting adjourned at 8:25 p.m.

The 50/50 game gave Cheryl Dostie half the pot or \$ 6.00. Lewie Manter won his dollar back. The \$ 25.00 gift certificate was won by a member present.

Respectfully submitted:

Diana Parks, Secretary



*The Officers of CAHA
take this opportunity to
wish you
A Happy Easter!*

TIME FOR SPRING CLEANUP TO START

If you are a resident of the City of Augusta, you may take your bagged leaves to the North Street lot and drop them off during regular business hours. Otherwise you may leave items curbside for pickup for-a-fee.

SPRING CLEANUP WEEKS FOR-A-FEE

Bulk Spring Cleanup will be picked up on your regular collection day for a fee of \$ 20.00 per sticker, per week. The schedule is as follows:

Week of May 5

- Wood Items & Bruch ONLY

Week of May 12

- Metal Items ONLY

Week of May 19

- Miscellaneous Items and other
Building Debris ONLY (no wood
or metal)

SPRING LEAF COLLECTION FOR-A-FEE..

Leaves will be collected curbside for composting for a fee of \$ 5.00 for up to five (5) bags on:

Monday, April 28th

Monday, May 12th

<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>CERTA PROPAINTERS • Painting (Exterior & Interior) • Pressure Washing • Plaster/Drywall repair Andy Mann - 622-6065 10% off for CAHA Members</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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