



CAPITAL AREA HOUSING ASSOCIATION

"Landlords Working Together"

Post Office Box 2901 • Augusta, ME 04338-2901

OCTOBER 2003 - NEWSLETTER

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STATE BUREAU OF INSURANCE RESPONDING TO REQUESTS FROM CONSUMERS

The State of Maine Bureau of Insurance has received many complaints regarding the exorbitant cost of insurances for consumers. In response to these complaints the Bureau of Insurance is planning public forums around the state to hear the citizens complaints and determine if there are trends of overcharging and if there are any issues the Bureau needs to address through the present laws of the state. As the time for the public forums approach, the Bureau will have detailed media releases announcing the times and places of these meetings. The first will be scheduled in South Portland at the Marriott Hotel Sable Oaks on Thursday, October 23rd, time unknown. The Bureau will be gathering information from the public concerning their homeowners' and small commercial business owners' coverage and their experiences. They will be looking for specific areas of consumer concern including pricing, changes in coverage made by the insurance companies, cancellations and non-renewals of policies and other hassles trying to maintain adequate insurance coverage. More meetings will be held in other parts of the state, with prior media notice as the time approaches. Feel free to contact the Bureau of Insurance directly or check out their website at www.maine.gov.

GUEST SPEAKER FOR OCTOBER 14TH MEETING

Scott Gardner, President of TenantNet
TenantNet is Maine's most comprehensive
tenant screening agency.
Mr. Gardner will describe TenantNets' services
and answer any questions
relating to tenant screening in Maine

Next Meeting: October 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@yahoo.com

MINUTES OF REGULAR MEETING OF
CAPITAL AREA HOUSING ASSOCIATION
Held Tuesday, September 9, 2003 at 7:00 p.m.,
at K.V.F.C.U., Northern Ave., Augusta

President Lewie Manter called the regular meeting to order with 27 members attending. Introductions were made and the members reported 238 units with 10 vacancies, a 4% vacancy rating.

President Manter led a general discussion regarding the three new legislative bills that became effective September 13, 2003. The new laws dealt with the amount of notice required for notices of rent increases, an expedited Forcible Entry and Detainer for a 24-hour eviction, and the tenant has a right to stay at the apartment after an eviction notice through the time for which rent has already been paid.

The pending draft Inspection Ordinance before City Council was the next item on the agenda. Lewie Manter described the upcoming City Council meeting to be held on the 15th, and the points that were made to President Manter. Having spoken with several city officials, Lewie related that the City Manager feels that the present Code Enforcement Officers can absorb the increase in the number of inspections if the number of inspections per year stays low. If the number of inspections increases, then a fee would be assessed to cover the cost of another code enforcement official. A question was raised whether the city would accept inspections from other sources, they were told "no". A member asked whether there had been a study done regarding the housing stock in Augusta. It was strongly suggested to do fliers to alert membership to the situation and to attend the Monday night council meeting. It was also strongly suggested that constituents call their City Councilors to let their wishes be known. It was suggested at the meeting that this inspection ordinance cover single dwelling houses, and not

just multi-unit housing. Sue Thomas explained that the HUD inspections required by her office are probably a higher standard than the city would require, but that the Administrative Plan of the housing agency would make preferences for a particular area.

A clipping promoting an upcoming landlord course to be presented by Coastal Enterprises was read to the meeting. The course is designed for newcomers to the rental unit market who wish to invest for their future.

A member asked whether the trash issue would be addressed by CAHA. The response was that it was the next item on the agenda.

A motion was made and seconded to accept the Secretary's minutes as presented in the Newsletter. A majority voted in the affirmative with none opposed and no abstentions. The Treasurer reported she had \$2,300.00 plus between the two checkbooks. A motion to accept the Treasurer's report was made and seconded. The majority voted to accept the report with none opposed and no abstentions.

New Agenda: The Treasurer introduced the insurance bill for the upcoming premium period. The general consensus was to shop around for other companies and compare pricing. The matter was tabled for further discussion after the Executive Committee reports on their findings.

Motion to adjourn at 8:05 p.m.

The dollar game presented Connie Couverette with on half the pot or \$7.00 and Shawn Mullens won his dollar back. The \$25.00 door prize was won by Ratna Don.

Respectfully submitted,

Diana Parks,
Secretary

DOWNEAST ENERGY

CAHA MEMBERS.... FEAR NOT!

Dear Friends:

As many of you already know, in the recent days, Downeast Energy has acquired Gagne Fuel Oil Corp.

What does this mean for CAHA members? It promises only better services and options. Rumors have it that Downeast Energy will discontinue the CAHA discount or will only give the discount for this year and then make drastic changes. **These are only rumors, and they are far from the truth.** Downeast Energy understands that I took great pride in helping establish the CAHA membership to what it is today. Our President Mr. John Peters, personally assigned me to do at the Hallowell office, exactly what I did for the many Gagne Fuel customers. This I am looking forward to continue doing.

You have given me your trust for the past fifteen years and I hope you will continue your loyalty to our excellent company Downeast Energy. Only the name and phone number will change. The former Gagne staff remains strong and loyal to all its' customers. I will be attending the November CAHA meeting to address the Board of Directors and members. I want everyone to be reassured that we at Downeast Energy are committed to provide CAHA members the outstanding service they are accustomed to.

I wish to personally thank all of you for your phone calls with concerns about us and our future. It truly means a lot. Our future will be good **as yours will be with Downeast Energy.**

Sincerely,

Paul G. Nadeau
Sales - Customer Service

***Reminder.....
Come to the Meetings and be informed!***

<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. Ray Lovett</p>	<p>CAPITAL PRINTING CO. "Your CAHA Newsletter Printer" 622-1062 Norman R. Veilleux</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>Madore Siding & Insulation Co. 622-0625 Siding, insulation and windows Ray Madore</p>			<p>Winslow Aluminum 873-0412 1-800-924-0412 Windows, Doors, Siding, etc. 40% off Replacement Windows Rick Heffernan Sales Representative</p>

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