



Tel. 512-2180

CAPITAL AREA HOUSING ASSOCIATION

“Landlords Working Together”

Post Office Box 2901 • Augusta, ME 04338-2901

DECEMBER 2006 - NEWSLETTER

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Harold Booth

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CAHA Website

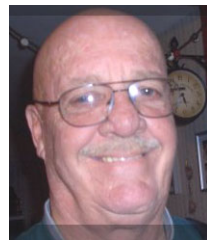
caha4u.org

PRESIDENT ERNIE CLARK'S MESSAGE

There are a couple of questions that are before us now, and we will be discussing them at this meeting. The first involves the membership status of the spouse of the member. Should they be allowed to serve on committees, etc? The other involves an individual who owns some rentals in another state, and wants to join our organization. He wants to remain involved in something that interests him. While I don't know his mind, he may want to buy rental(s) in this area after he gets to know more about the area. We may decide to address either or both through the Bylaws.

We are having a good response to the membership renewals that were mailed a little early to accommodate Ratna's schedule. The 2007 Membership cards will be mailed during the later part of January. Please remember that this is the hassle free time to renew Memberships, not next fall when the oil tank is empty and you need the Membership card yesterday. Membership is \$40 until Jan 31st, 2007 when an additional \$15 late fee takes effect.

The 2007 CAHA Annual Meeting and banquet will be February 13th 2007 at the Elks club. Please read the sign up form for this reserved-only function carefully, since it has changed. We need the completed forms and payment by Feb. 1st, to give a firm number to the Elks before the event. Tickets are not available at the door.



Our guest speaker this month is Tom Mason from <http://www.badrenters.net/> Once a member of this service, simply Log-In, and you can research prospective tenant by State, Name and/or birthday. CAHA wants members to know about services like this, but determining suitability for your own use is wholly the user's responsibility. We will all be learning about this service together at the meeting.

Merry Christmas

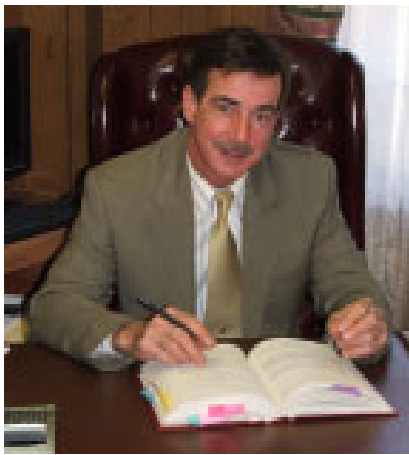


DECEMBER 12TH MEETING - 7:00 P.M.

KV Federal Credit Union - 316 Northern Avenue - Augusta

Guest Speaker: Tom Mason • Bad Renters.net

**Next Meeting: January 9th - Nomination of Directors
February 13, 2007 - Election of Officers & Banquet -
Elks Lodge - Civic Center Drive, Augusta**



“ASK THE LAWYER”

QUESTION:

My tenants are moving out when their lease ends. Can I advertise and show the apartment before the current tenants move out?

ANSWER: Access to premises; Title 14 § 6025.

Yes, the landlord has the right to enter into a rented apartment to show the apartment to potential tenants or a potential purchaser of the

building. The landlord can also access the premises to make any necessary or agreed upon repairs, alterations or improvements, to supply necessary or agreed upon services, or to inspect the apartment where, for example, the landlord is attempting to refinance their mortgage and the bank requires a complete appraisal including inspection of the interior of the apartment units.

A tenant may not unreasonably withhold consent and refuse the landlord’s entry, so long as the tenant receives reasonable advance notice. The notice should be in writing, a copy of which should be retained by the landlord. A tenant may not refuse access by changing the lock to the apartment. If the tenant changes a lock, the tenant must give the landlord notice along with a duplicate key within 48 hours. If the tenant refuses to provide the landlord with a duplicate key, the landlord can terminate the tenancy with a 7 day notice to quit. Furthermore, in cases of emergency, the landlord may enter the apartment through whatever means necessary, including breaking a window or breaking down a door, and charge the tenant the reasonable cost for the resulting damage.

In cases of a true emergency (fire, broken water pipe, etc.) a landlord or the landlord’s agents can enter without advance notice. Otherwise, a landlord is required to give reasonable advance notice of intent to enter the apartment. Twenty-four hour advance notice is presumed to be a reasonable notice in the absence of contrary evidence.

However, the landlord or landlord’s agent may enter only at reasonable times, and only with reasonable frequency. A landlord may not make a lawful entry in an unreasonable manner (2:00 a.m. inspection) or make repeated unreasonable demands for entry that have the effect of harassing the tenant. A violation of Section 6025 allows the tenant to recover their actual damages or \$100.00, whichever is greater, obtain injunctive relief to prevent recurrence of the landlord’s unreasonable conduct, and the tenant may recover their reasonable attorney’s fees if they obtain a judgment against the landlord after a contested hearing. Therefore, the landlord wishing to show potential tenants the rented apartment should not attempt to do so on a daily basis, but rather take a number of potential tenants through the apartment on a single occasion at a reasonable hour.

The current tenant need not be present when the landlord accesses the premises although it is preferable. Further, the landlord and landlord’s agents should never access the premises alone, particularly if the tenant is not present. Otherwise, the landlord may be subject of a claim asserted by the tenant that cash or property is missing.

Disclaimer: For general information of CAHA members; not intended as legal advice.

Consult a lawyer for your specific situation © 2006 Eric S. Dick, Esq.,

Augusta, Maine (207)622-5872

**Minutes of Regular Meeting - Capital Area Housing Association (CAHA)
Held at KV Federal Credit Union - November 14, 2006**

President Ernie Clark called the meeting to order at 7:00 pm. He presented the speaker, Robert Meyer from Atlantic Adjusters, Inc. He and Joseph Charrier are public adjusters, not affiliated with any insurance company. If hired to work on a claim, they will negotiate with the insurance company on the client's behalf. They gave many examples of losses and how they work to get what the client is owed. It is important to have actual cash value/full replacement cost coverage, as that covers the sum of all parts, not just so much per square foot. It's also important to notify the insurance agent/company of any improvements over \$5000, and to check out any co-insurance clause in an insurance policy. Atlantic Adjusters will, for free, look at your current insurance policies and make recommendations about coverage. They pointed out that adjusters hired by insurance companies need no certification, and work for the insurance company, but Atlantic Adjusters are licensed, and work for the policyholder.

Harold Booth moved, Ramona Venskus seconded, to approve the minutes of the October 10th meeting as printed in the newsletter. Motion passed. Ratna Don gave the Treasurer's report, noting that CAHA has \$6054 at Gardiner Savings, \$298 at KV Federal Credit Union, and 330 at Kennebec Savings. In addition CAHA has a \$10,000 bond, and a new \$15,000 CD. The report was approved.

Reminder that the Annual Meeting has been scheduled for February 13, 2007, at the Elks. Any member interested in assisting with planning, entertainment, decorations, or soliciting door prizes should contact Marge Straffin or Ramona Venskus.

It was announced that the Board had voted at its October meeting to appoint Harold Booth as a new Board Director. Ramona Venskus mentioned a website (badtenants.net) maintained by the Waterville area landlord association. The Board will gather further information, and discuss the website at a future Board meeting.

Ratna Don won the monthly Chamber gift certificate drawing. Sign in sheet indicated 21 members attending, with 103 units, and 7 vacancies.

Meeting adjourned at 8:30.

Louise Hinkley

Louise Hinkley, Secretary

ANNUAL CAHA BANQUET RESERVATION FORM

Date: Tuesday, February 13, 2007 • **Place:** Elks Lodge, Civic Center Drive, Augusta

Time: Social 5:30 p.m. - Dinner 6:30 p.m. • **Price:** Free to CAHA members

(must put their membership number in the fee space)

Guests: 1st guest = \$ 8.00 - All additional guests = \$ 15.00

(Please no children under the age of 16)

Separate check must accompany this reservation form and be received by February 1, 2007

Member: _____	Card # _____	FREE
1st Guest: _____	Price \$ 8.00	
2nd Guest: _____	Price \$ 15.00	
3rd Guest: _____	Price \$ 15.00	
4th Guest: _____	Price \$ 15.00	
5th Guest: _____	Price \$ 15.00	

Total Number Attending _____ Total Enclosed \$ _____ (Non-Refundable)

DEADLINE: Thursday, February 1, 2007 (NO Tickets sold at the door)

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

<p>CERTA PROPAINTERS * Painting (Exterior & Interior) * Pressure Washing * Plaster / Drywall repair Andy Mann - 622-6065 10% off for CAHA Members</p>	<p>Aubuchon Hardware 623-9844 20% off Glidden Paint - 10% off all other regular price items Aaron Feldmus</p>	<p>SHOP FROM HOME FLOORING 626-3100 10% off any regular price Sales & Installations Sam Macmaster</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: info@cleaningmainescarpets.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 & Sales, Inc. 621-0520 - Fax:547-4083 Heaters - Mattresses New & used appliance sales / service</p>
<p>Farris, Foley & Dick, P.A. Eric Dick, Esq. 88 Winthrop Street, Augusta LEGAL SERVICES • 622-5872 \$ 25.00 off standard hourly rate on landlord/tenant matters</p>	<p>DOWNEAST ENERGY. Oil • Propane Equipment Sales & Service 191 Water Street - Hallowell 622-7521</p>	<p>Central Maine Property Management Property Mgmt - Maintenance Lawn care - Bookkeeping - Snow removal 20% discount to CAHA members Devon L. Dobbins • 622-7691</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>SEARS • Appliance packages • Maintenance Equipment packages Discounts based on brand SGM Tess Zardus or ASM Peter Sullivan 621-2088</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>POULIN PROPANE Propane Appliance Installation & Service Edward Poulin 441-1574 Discount on Labor</p>	<p>Moreau Home Improvement Property Management & Maintenance (207) 215-7500 - (207) 549-5724 10% off - \$45.00 hr.</p>	<p>O&P Glass (the clear choice) 622-3652 Fax: 622-3268 Auto, residential commercial, stained glass</p>	<p>Winslow Aluminum 873-0412 • 1-800-924-0412 Windows, Doors, Siding, etc. 35% off Replacement Windows Rick Heffernan Sales Representative</p>
<p>Big Daddy's Handyman Service Painting & Lawn maintenance Apartment clean-ups - Odd jobs big or small Discounted rates for CAHA members Sean Fritz 441-2490 93 Green Street - Augusta, ME</p>	<p>R&R Property Management Rob Jordan (207) 485-1237 Tenant Relations - Handyman service Landscaping & Odd Jobs Discount on Labor for CAHA members</p>	<p>NEWCOMER RELOCATION SERVICES "Upscale Rentals" Phone/Fax 622-4312 - Cell: 446-4312 email: ramona@NewcomerRelocation.com www.NewcomerRelocation.com No application fee for CAHA Members</p>	<p>Dave Labbe Plumbing 622-2566 DISCOUNT ON LABOR</p>

ADDRESS SERVICE REQUESTED

Capital Area Housing Association
Post Office Box 2901
Augusta, ME 04338-2901