



CAPITAL AREA HOUSING ASSOCIATION

Landlords Working Together

Tel. 512~2180 Post Office Box 2901 • Augusta, ME 04338-2901

OCTOBER 2007 - NEWSLETTER

PRESIDENT'S MESSAGE

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It is hard to believe that fall is closing in on us and landlords are already having concerns about heating oil and gas prices.

Hopefully you have already locked in your prices, because the deadline was September 28th. *Darren Matthews* of Webber Energy will be the guest speaker on October 9th to discuss service costs and heating efficiency.

If you have any questions or concerns please make sure you attend this very important meeting. The meeting will be held at the Credit Union on October 9th at 7 pm.



Are all the windows in your apartments properly sealed? Talk to your tenants about the price of oil and remind them you can not afford to heat the neighborhood this year.

Finally the board is looking at revising the by-laws and also trying to find ways to save money for the organization.

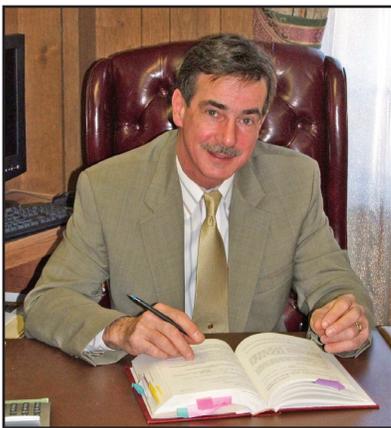
It is not too early to be thinking about becoming an officer of the board. Elections will be held in February.

Tiny Bechard



October 9th ~ 7:00 P.M.
K.V. Federal Credit Union
Darren Mathews ~ Webber Energy
Topic: Service Cost & Heating Efficiency

~ NEXT MEETING ~
November 13th ~ 7:00 P.M.
K.V. Federal Credit Union



ASK THE LAWYER

New Law Requires Notice of Repairs in Older Buildings

A new law became effective in mid-September 2007 which will require a landlord or manager of a residential structure built before 1978 to

give written notice of many intended repairs to tenants at least 30 days in advance.

New Title 14 M.R.S.A. §6030-B(3) requires that notice of any “repair, reconstruction, restoration, replacement, sanding or removal of any structural part of a residence that may disturb a surface coated with lead-based paint” be given at least 30 days before work begins. Notice of the anticipated work activity *and* the risk of an environmental lead hazard:

- **Must be posted on the building’s exterior entry doors, and**
- **Must be sent to each unit in the building by Certified Mail.**

The law applies to an occupied single family residence, as well as multi-unit residential buildings. If the landlord, manager or their contractor wishes to commence work without giving a 30-day advance notice to tenants, notice of the activity must still be posted on the exterior entry doors, and one adult tenant of each unit must sign a written waiver *and* a written acknowledgment of notice of that particular activity. The waiver must be printed in no less than 12-point boldface type and state in this, or substantially similar form:

“NOTICE: YOU ARE WAIVING YOUR RIGHT UNDER STATE LAW TO RECEIVE 30 DAYS’ NOTICE PRIOR TO ANY REPAIR,

RENOVATION OR REMODELING ACTIVITY TO A RESIDENCE BUILT BEFORE 1978. RESIDENCES BUILT BEFORE 1978 MAY CONTAIN LEAD PAINT SUFFICIENT TO POISON CHILDREN AND SOMETIMES ADULTS. WORKERS PERFORMING RENOVATIONS OR REPAIRS IN HOUSING BUILT BEFORE 1978 SHOULD USE LEAD-SAFE WORK PRACTICES THAT MINIMIZE AND CONTAIN LEAD DUST AND SHOULD CLEAN THE WORK AREA THOROUGHLY TO PREVENT LEAD POISONING.”

Emergency repairs that result from a sudden, unexpected event are exempt, if the condition would present a safety or public health hazard, or threaten equipment or property with significant damage if not immediately repaired.

A landlord or manager who violates this law is liable to each tenant for actual damages or \$100, whichever is more, plus attorney’s fees and costs. Importantly, there is no threshold requirement of actual harm or actual exposure to lead. The failure to give proper notice as required by this law will result in liability of the landlord or manager.

As a practical matter, owners or managers of older buildings may have to post and mail notices whenever a notice to quit is served at the beginning of an eviction to accommodate routine repainting or repairs anticipated when the unit becomes vacant. Otherwise the landlord may have to leave a unit empty for a month before commencing work if any other tenant in the building refuses to sign a waiver.

Disclaimer: For general information of CAHA members; not intended as legal advice. Consult a lawyer for your specific situation © 2007 Eric S. Dick, Esq., Augusta, Maine (207) 622-5872.

**Minutes of Regular Meeting
Capital Area Housing Association (CAHA)
Held at KV Federal Credit Union
September 11, 2007**

President Tiny Bechard opened the meeting at 7:00. He presented the speaker, Augusta Fire Chief Roger Audette.

Chief Audette explained that the Augusta Fire Department had 45 FTE firemen and paramedics, and they get about 150 calls per week. There is no one on staff designated to do inspections; Code Enforcement does some, but has been spending most of their time on retail permitting. About three-quarters of fires and deaths from fires are in apartment buildings. Smoke detectors are required, should be checked twice a year and replaced every five years. Make sure tenants are not disabling them!! Candles and smoke are the biggest problems. Sprinkler systems have been shown to prevent both deaths and damage, as usually only one sprinkler head will go off – the Fire Dept. will be recommending a city ordinance to require sprinkler systems in all new construction. Fire extinguishers are not required, but if provided, they should be ABC extinguishers. Units need accessible exits, which could be a large window with a ladder off a porch roof. Augusta has adopted the National Fire Protection Association's Life Safety Code, which has very complex fire safety requirements based on living space, number of floors, number of units, etc. For more information, check the NFPA website (www.nfpa.org), or for answers to specific questions, Chief Audette can be reached at 626-2421, or e-mail at roger.audette@augustamaine.gov.

The minutes of the June meeting were not printed in the newsletter, so Louise read them. Harold Booth moved, Ernie Clark seconded, to accept the minutes as read. Motion carried. Ratna distributed the Treasurer's report, which showed income and expenses to date for 2007, and indicated a total balance of \$27,909.15, of which \$12,059.65 is in a CD. In addition CAHA has a \$10,000 bond. Treasurer's report was accepted as presented.

Tiny introduced Don Gilbert as the newest Board member.

Harold Booth gave an update on CAHA's intent to get legislation submitted to the next biennial Legislature (2009-10). Items of interest are based on the bill that was killed in last session -- streamlining the eviction process, and criminalizing some tenant actions. It will be very important to work with tenant advocacy groups such as Pine Tree Legal and the Disability Rights Center to try to work out language that is acceptable to both sides. Anyone interested in working on the Legislation Committee, please let Harold Booth know.

It was announced that Board member Ramona Venskus had recently had surgery. Ernie Clark moved, Barbara Eckhardt seconded, to have the Board send her a card and flowers. Motion carried.

MAOMA's annual educational seminar is scheduled for Oct. 13th at the Augusta Elks Lodge. Registration for non-members is \$40.

Tiny Bechard won the smoke detector donated by the Fire Chief.

Sign in sheet indicated 15 members attending,
with 91 units, and 13 vacancies.

Meeting adjourned at 8:05 pm.

Respectfully submitted,

Louise Hinkley,
Secretary

**Minutes of Executive Committee Meeting
Capital Area Housing Association (CAHA)
Held at KVFCU
August 28, 2007**

President Tiny Bechard called the meeting to order at 5:50 pm with the following Officers and Board members present:

Treasurer & Board Member, Ratna Don

Secretary, Louise Hinkley

Board Member, Harold Booth

Board Member, John Gwazdosky

Board Member, Don Gilbert

(Board members Ramona Venskus & Lewie Manter were both excused.)

After some discussion about ads in the newsletter, and on the website, it was decided to continue discussion at a future meeting about whether and/or how to charge vendors for the ads.

An apartment owner from Brunswick has enquired about joining CAHA. It was decided to allow her to join, with the caveat that she be aware that CAHA cannot provide the same level of services (for example, lobbying on local housing ordinances) to members outside the Augusta area. John G. will call her back; Ratna will send a letter after receiving her application, to make sure she understands the limitations. It was also agreed that we need to review the by-laws, and possibly limit voting membership to a particular geographic area, and/or create a new class of individual associate membership.

Suggestions for speakers at our Fall meetings included Darren Matthews from Webber Oil on heating efficiencies, a Fire department official on fire safety, and Eric Dick on landlord legal issues. It was also recommended that we try to include some kind of survey in the newsletter and/or on the website, soliciting topic/speaker suggestions from members.

For the September newsletter, VP Booth will draft a "President's" message, Louise will send in minutes, John will line up a speaker, check with Eric Dick about the Lawyer's Column, and coordinate newsletter production with Norman and David. Target date is Tuesday, September 4th.

Board members should come prepared to review and discuss by-laws at the next Executive Committee meeting.

Meeting adjourned at 6:50 PM.

Respectfully submitted,

Louise Hinkley,
Secretary



<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><i>Bayleigh Flooring</i> Flooring & Lighting Sales Essence Wilkins (207) 620-8888 - FAX 620-7024 ewilkins@bayleighflooring.com</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>

