



P.O. Box 2901, Augusta, ME 04338-2901 *(207) 242-4535



December 2024

CAPITAL AREA HOUSING ASSOCIATION

"LANDLORDS WORKING TOGETHER"

Officers

President

Ratna Don

ratnadon44@yahoo.com

Vice President

Kim Gleason

kimgleason@myfairpoint.net

Secretary

Brian Keezer

bkeezer@hotmail.com

Treasurer

Ratna Don

ratnadon44@yahoo.com

Board of Directors

Charlie Anderson

speakez99@yahoo.com

Ratna Don

ratnadon44@yahoo.com

Kim Gleason

kimgleason@myfairpoint.net

Brian Keezer

bkeezer@hotmail.com

Nicole Covelli-Wentworth

Covelliproperties@gmail.com

Dear CAHA Members,

CAHA invites members to become a board of director. We really need you to be involved. Please make your interest known to any one of our directors by email (caha@caha4u.org) or by phone (207-242-4535). According to the bylaws, the officers and Board of Directors members' dues are waived, and other expenses related to conducting the business of the organization will be paid for by the association.

CAHA membership renewal notices have gone out. Please return the invoice with your \$40 check as soon as possible. Don't forget to check the information on the renewal form and make corrections if necessary. Delinquent members will not retain active status and will lose their membership privileges such as discounted heating oil and propane prices. Each month we send Fabian Oil Company and Fielding's Oil & Propane Company the list of current members.

Our 2025 annual meeting will be held via Zoom. It is scheduled for 6 p.m. Tuesday, February 11, 2025.

Wishing you a Merry Christmas and happy and healthy New Year,
Ratna Don
CAHA President

Slate of Candidates for the Board of Directors:

For 2-year term: Charlie Anderson

Legislative Update

We are moving into the first half of 132nd Legislative Session for the State of Maine. As you may recall, Our Legislative Sessions are 2 years each.

The first year, January 2025 to June 2025, is the active session, while the second year (January 2026 to June 2026) is typically for “emergency” bills only, but in recent years has been more and more an extension of year one.

The RENTAL HOUSING LEGISLATIVE COUNCIL, which was formed several years ago by CMAOA’s Board of Directors and the State of Maine Rental Housing Associations, are working collaboratively with CMAOA’s lobbyist, Daniel J. Bernier. These associations are: CMAOA, GBAOMA, CAHA, RHA, and LALA

Although our associations are bipartisan, we share core values such as being pro-business, tax conscious, and pro-safety with an eye towards individual responsibilities of the landlord and tenant.

Some of the prominent discussions have been seen in your local papers: lack of affordable housing, short term rentals, human rights (service animals, discrimination, etc.), air pollutants such as mold and smoking, no cause evictions, application and other fees, and RENT CONTROL. We anticipate many of these issues to have associated bills in the 132nd Legislature.

The Rental Housing Legislative Council will be following all bills closely and reporting to each individual board of directors for each participating association.

Throughout the two years (but especially this year, January through June 2025), we will periodically ask membership to attend hearings in Augusta, send emails and letters to legislators, or otherwise participate in actively engaging local and state government.

A strong, respectful presence shows the public that we take our housing responsibilities seriously and we ask that others do as well.

If you have a particular passion for legislative issues or would just like to attend hearings relevant to the issues we are watching, please let your Board of Directors know email at: caha@caha4u.org

First Session of 131st Legislature:

LD 347 (Our Bill): An Act Regarding In-court Appearance Requirements for Persons Authorized to Serve Eviction Notices and the Process for Serving a Writ of Possession

Update: Just barely failed, the legislature felt that the Writ of Possession should not just be posted the 3rd try because of the potential for criminal trespassing after its service.

LD 1490: An Act to Reduce Rental Housing Costs by Eliminating Additional Fees at or Prior to the Commencement of Tenancy Judiciary Committee

Update: Carried over to the Second Session, the Judiciary Committee asked our lobbyist, Dan Bernier, to work closely with the sponsor of the bill to draft something that works for both tenants and landlords.

LD 1574: An Act to Create Rent Stabilization and Amend the Laws Regarding Termination of Tenancy and Rent Increase Limitations Labor and Housing Committee

Update: Didn't pass BUT many of the same eviction and rent controls that were introduced in the bill ended up passing in the second session.

Second Session of 131st Legislature:

LD 1490: An Act to Reduce Rental Housing Costs by Eliminating Additional Fees at or Prior to the Commencement of Tenancy Judiciary Committee

Update: Passed as amended. Dan Bernier and the Rental Housing Legislative Council made up of all our associations really put in a ton of work, testimony, seat time, and contacting legislators on the bill. We continue to be concerned about the wording and enforcement of many of the things that passed.

LD 1710: An Act to Establish the Maine Rental Assistance and Guarantee Program and Amend the Laws Regarding Tenants and the Municipal General Assistance Program

TALKING POINTS: Forces landlords to enter into contracts with the government, mandates compliance at any cost (repairs, etc.)

Update: Passed as amended. A housing Commission is being formed to study this issue.

LD 853: "RESOLUTION, Proposing an Amendment to the Constitution of Maine to Establish a Right to Housing" Housing Committee

TALKING POINTS: What does this mean for private housing stock? How does this affect the state programs? Right to camp anywhere? Right to occupy/squat in a unit?

Update: Did not pass but BEWARE: this is likely to be reintroduced repeatedly as a Basic Human Right.



Fabian Oil Inc. a full service company offering all types of heating and motor fuels. We also maintain a full-scale service department for oil, propane and natural gas. We are happy to assist you in ordering fuel, setting up credit or with any questions you may have. Call us at (207) 465-2000.



Fielding's Oil & Propane is proud to serve the members of CAHA with all of their heating needs and looks forward to having a long relationship with the organization. Call us at (207) 623-3322 or email at cathy@fieldings.com and you will see how dedicated we really are.

Erin Dunning, Broker
Hoang Realty
Cell: (207) 931-7679

Erin@HoangRealty.com

31 Western Avenue
Augusta, ME 04330

Working with Buyers & Sellers to make
your dreams come true!

I should have bought it
when I saw it at
MARDEN's

Surplus & Salvage
Mr. Ken Clark
Flooring Merchandiser
Cell: 207.944.3324
Email:
KClark@Mardens.com

Northeast Bank

(207) 623.0303
Mortgage loans for
residential and
investment properties
<https://www.northeastbank.com/>

STEVENS & DAY, LLP

82 Winthrop Street
Augusta, ME 04330-5506
phone (207) 430.3288
www.StevensDayLaw.com
Discounted hourly rates and flat fee
arrangements for CAHA members
Avery Day, Esq.
ADay@StevensDayLaw.com

Sherwin Williams

Paint + Paint Supplies
(207) 622.6818 (Mgr. Jeremy Akeley)
sw5736@sherwin.com
All painting accessories

Gosline's Hardware

(207) 582.1900 (Mgr. Joel Serapb)
563 Maine Ave.
Farmingdale, ME
Paint, paint supplies,
plumbing,
heating, electrical, lawn &
garden, hand & power tools.

State Farm Insurance

Mike Alden, Agent
2540 US Route 202
Winthrop, ME 04364
207.395.2118
www.insuremealden.com
Free goody bag for new
accounts

Maine Equipment Rentals

1011 Western Ave.,
Manchester, ME 04351
207.621.2160
www.MaineEquipmentRentals.com

Bar Harbor Bank & Trust

SSachs@BarHarbor.Bank
207.446.0990
368 Route 3,
South China, ME 04358

Mattson's

**Flooring & Window
Treatments**
Manager: Ashley Woods
276 Whitten Rd.
Hallowell, ME 04347
AWoods@MattsonFlooring.com

Manchester Motor's

Western Ave.
Manchester, ME 04351
207-622-2400
<https://www.manchestermotors.net>

Capital Area Housing Association
P.O. Box 2901
Augusta, ME 04338-2901

