

# MMAPO NEWS

www.cumberlandlandlords.com

DATE January 2015

Mountain Maryland Association of Property Owners

P.O. Box 1867 Cumberland, MD 21502

MMAPO Phone (301) 759-0530

Vol. 2, Issue 1

## Items for Our Members

We received a friendly reminder for our Frostburg landlords. The city of Frostburg sent us a reminder to check your properties for trash. There is a lot of trash getting blown around and stuck in shrubs. We know how students tend to leave units for winter break. There are fines for this sort of thing. This is actually something that all landlords can do. Doing a drive by your units and checking the condition is always a worthwhile project.

You should have received your registration information for MDE and the City of Frostburg by now. If you have not, contact them directly. You don't want to pay any penalties. Remember, all units built before 1978 must now be registered and inspected. You can register your units online at <http://www.mde.maryland.gov/leadregistration>

Remember that as of January 1, 2015 the security deposit interest will be calculated based on the U.S. Treasury Yield Rate. There will be a web page on the State web sight with a calculator available. <http://dhcd.maryland.gov/rsdcalculator/>

I have spoken with Jeff Hutter about teaching a course on the Guide to Local, State and Federal Laws Governing Tenant-Landlord Relations put out by BNI. Please contact me at [steve@chestnutflats.com](mailto:steve@chestnutflats.com) or 301-707-8352 if you are interested. I would like to have an idea of turnout before we set things up.

We are attaching to this newsletter the renewal forms for the 2015 Landlord-Tenant Court Records Program. This is a valuable tool in the tenant screening process. There have been many times that I have had tenants provide information on their application regarding previous residences only to find out they have lied. I would not have found out the facts without this service. I highly recommend using it. You may contact Terry Froelich at [tfroelich@twrcommunications.net](mailto:tfroelich@twrcommunications.net)

It is that time of year when snow and ice removal are a necessity. It would be wise to remind your tenants of their responsibilities regarding this. If you have multi-unit buildings you are most likely responsible for this duty. The following are the codes for Frostburg and Cumberland for snow removal. If you are not in either of these municipalities it is still a good idea to have the snow removed. You should have some process in place. Other municipalities like Westernport may have their own codes. You will need to contact them for details.

For the City of Frostburg;  
City Code, Article III, Section II:

- (a) Snow Removal. Within 24 hours of the end of any continuous winter snow event that causes six (6) or more inches of snow to be deposited within the City of Frostburg as determined by a report of the National Weather Service, Baltimore Washington Office, which report will be posted at City Hall and on the City of Frostburg website; or within 24 hours of any official City notice at other times when accumulation of snow deposited on the public sidewalks exceeds six (6) inches due to ongoing intermittent snow, wind-born snow deposition, or City snow plow operations to clean snow from streets, owners of any lot of record within the City of Frostburg shall cause to be cleared from any sidewalks in front of the owner's property as may include residences, stores, shops, commercial or institutional buildings including churches, and public buildings, whether occupied or vacant, and vacant lots, such snow as will make clear, unobstructed passage at least two (2) feet in width on said sidewalks.
- (b) Debris. During snow removal, no person shall impeded, hinder, or obstruct the flow of traffic on any streets or alleys within the City by shoveling snow or any other debris thereon.
- (c) Ice Treatment. Within 24 hours of the end of any continuous winter ice event that causes measurable accumulation of ice or freezing rain on impervious surfaces within the City of Frostburg as determined by a report of the National Weather Service, Baltimore Washington Office, which report will be posted at City Hall and on the City of Frostburg website; or within 24 hours of any official City notice at other times after an observed accumulation of ice of public sidewalks from any source or means, owners of any lot of record within the City of Frostburg shall cause to be treated with salt, sand, or similar abrasive substance any sidewalks in front of the owner's property as may include residences, stores, shops, commercial or institutional buildings including churches, and public buildings, whether occupied or vacant, and vacant lots.
- (d) Penalties. Any person who violates the provisions of this Section shall be determined guilty of a Municipal Infraction and shall be subject to the penalties provided in this Code.

For the City of Cumberland;

Every occupant of any dwelling or dwelling unit bordering any street, lane or alley shall not deposit garbage or rubbish into the gutters or alleys abutting the premises, and shall be responsible for sidewalk snow removal in accordance with City of Cumberland Charter and Code of Laws. In any single-family dwelling or in any dwelling where the occupants of a particular dwelling unit have exclusive control over the rear yard, those occupants shall maintain a clean and sanitary condition, free of garbage, rubbish, bulk trash, or other offensive material, both that portion of the sidewalk and the gutter that abuts the property and that portion of any alley that abuts the property and bounded by the property lines of the adjoining properties and mid-point of said alley. The city has told us in the past that they generally want the snow removed with in 24 hours of the snowfall ending.

## **A-1 Inspections, Inc.**

PRE-PURCHASE/PRE-SETTLEMENT  
INSPECTIONS RESIDENTIAL AND  
COMMERCIAL LEAD INSPECTIONS  
PHONE 301-724-LEAD 301-724-5323  
05/15

**PHONE 301-724-LEAD (5323)**

## **James E. Walsh**

Closings  
Title Examinations  
Deeds, Mortgages, Notes  
Foreclosures  
Real Estate Contracts  
Title Insurance  
Land and Boundary Disputes  
18 N. Centre Street  
301-722-5511

Knippenberg Agency  
Allstate Agent

Erin Knippenberg  
805 Oldtown Road  
Cumberland, MD 21502  
301-722-0082 – 800-844-9414

[eknippenberg@allstate.com](mailto:eknippenberg@allstate.com)

**CALL US TODAY FOR A FREE QUOTE!**  
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## **Carey Walker**

Lead Inspections for Rental Housing  
Visual Inspections and Dust Wipes  
201 Massachusetts Ave.  
Cumberland, MD 21502  
301-722-8328  
3-15

Service Master  
Of Allegany County  
Residential/Commercial

Cleaning services including mold remediation  
14409 ServiceMaster Lane S.E.  
Cumberland, MD 21502  
Jeremy Bender/Owner  
301-722-8459 Fax 301-722-8464  
sftk@mindspring.com  
03/15

“A lie can travel half way around the world  
while the truth is putting on its shoes.”

— [Mark Twain](#)

## **Chestnut Flats LLC Rental Property Management**

[www.chestnutflats.com](http://www.chestnutflats.com)

**Telephone 301-729-1086 FAX 301-729-0608**

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## **Queen City Property Management LLC**

PO Box 252 Cumberland, MD 21501  
240-580-5528

Full Service management/rentals  
Free Estimates on remodel/repair by licensed  
contractor

**Penny M. Copman**

Locally owned and operated  
2/15

### **Landlord – Tenant Court Records**

This is your complete online source for Allegany County  
“Failure to Pay Rent” court cases and evictions. This is  
public information gathered into one database. You cannot  
find this information anywhere else. Use it to your  
advantage. Save yourself time and money.

Subscribe today!  
For full details, call Terry Froelich at 301-777-7124

## **Del and Del**

**P.roperty M.angement S.ervices  
Rental Pains?**

**For fast relief call:**

**443-250-4900 or 410-781-7339**

**Free Estimates on home Remodel/Repair by  
Licensed Contractor.**

**Email – [DeniseSellsHomes@msn.com](mailto:DeniseSellsHomes@msn.com)**

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## MMAPO Business

Hello Members,

We have sent out the registration renewals for MMAPO. If you have not received them please contact me. I will make sure that you get a copy. We are an educational organization. It is our goal to provide our members with current, relevant, and helpful information to make your property ownership and management a much easier task. Our membership has been down over the last couple of years. Please let us know if you do not plan on renewing. We would like to know why.

As a reminder, we have scheduled Shaketta Denson for our February meeting. She is a GHHI Family Advocacy Attorney. She will be presenting an in depth overview of the "Maryland Reduction of Lead Risk in Housing Laws and many more lead hazard related landlord/tenant topics." We look forward to her presentation.

We have tentatively scheduled the Sheriff or one of his Deputies for the May meeting.

Please note the meeting dates for 2015. We look forward to having everyone show up. ☺

Steve Jenkins  
President MMAPO  
[steve@chestnutflats.com](mailto:steve@chestnutflats.com). 301-729-1086 office.

### Leases and other Documents

MMAPO has available leases, rental applications and tenant checklists for sale, at cost, to members. The cost for each item is as follows:

Large print regular or HUD Lease @ \$ 2.00 - Rental Application @ \$ 0.50 - Move in Checklist @ \$ 0.50  
Lead Paint Brochures, both EPA & Maryland and document receipt@ \$3.00 for the set - Document Receipt for MDE & EPA brochures (disclosure only) @ \$ 0.25. Sales Tax will be added to each purchase as will shipping or postage costs if mailed.

These forms are kept at Jeff Hutter's office, TWR Comm. at 549 N. Centre Street. Any paid member can stop by and pick up whatever they need. If you need more than 5 of each item please call at least 24 hours in advance so that we can make sure we have plenty on hand. Call 777-2692 ext 115 Monday through Friday and you can talk to Kathy, Jeff or Gary. TWR is open from 730am-430pm weekdays and is closed on TWR recognized Holidays. Please note: We do not keep MDE or City Housing registration forms on hand.

### Meeting Schedule

<b>February 9, 2015</b>	<b>May 11, 2015</b>
<b>September 14, 2015</b>	<b>November 9, 2015</b>

**Meetings are held at the South Cumberland Library on Race and Seymour St. at 6:00-7:45 PM unless otherwise stated.**

### MMAPO Officers

Steve Jenkins <i>President</i>	<i>Board of Directors</i>  Joe Shipley Wayne Lockard Martin Miller
Joe Shipley <i>Vice President</i>	
Jeffery Hutter <i>Treasurer</i>	