



# 90 DAY NOTICE !

CCROA

June  
2010

## **PRESIDENT'S CORNER**

As I continue to become familiar in my new role as the CCROA President, there will be a bit of a learning curve for me in my duties to the Association. As Landlords and Property Managers we all have somewhat of a continuous learning curve as new laws continuously come into place, the most recent being installing Carbon Monoxide detectors in residential rentals that contain a potential source for carbon monoxide. I plan to have more information regarding this new law at our next meeting along with pertinent information from the Oregon Rental Housing Association Board meeting held May 15, 2010.

I would also like to use our next meeting to have a round table discussion on issues pertaining to the Association and the direction we want to take. We are in need of some new Board Members as some of our "current" Board Members are no longer active with the Association. We also need volunteers to help with: Forms, the Buyer's Club, Publicity, etc. It takes very little effort; however, it leaves a big impact, so please consider volunteering some of your time to help your Association.

Sincerely,  
Zita Nyitrai,

Sincerely,  
Zita Nyitrai,  
Madame President

**Next Meeting  
June 7, 2010  
6:00 PM  
SEASIDE**

The "90 Day Notice!" is the Newsletter of the Clatsop County Rental Owners Association and is published quarterly.

Editor: Joanne Seavert  
hilltop@ccaservices.org

### **\*\*REMINDER\*\***

Your 2010 CCROA membership dues are past due. If you plan to continue with your membership, please call Nancy Booser, Treasurer or mail your dues to CCROA. We hope that all of you will remain members and really encourage past members or new landlords to join us and be a part of making this a successful organization.

***The next regular meeting of CCROA will be held on June 7, 2010 at 6:00 pm at Taste of Tuscany, 1815 S. Roosevelt Drive, Seaside, Oregon. Come and discuss those issues that are important to you. Please phone your dinner reservations to Zita so that we can have an accurate headcount on those attending. RSVP at (503) 325-3697***

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**APPLICATION FEES**

The search for decent, affordable housing can be a real nightmare for prospective tenants and landlords alike.

So many people are trying to find good housing, but they can not afford to pay the application screening fees everywhere that they might like to apply, so this gives them fewer options.

Landlords, and most screening companies, require payment for each individual to be screened that is over the age of 18 years. This can get very expensive, very quickly, especially if there are grown children living in the household. Screening companies may charge anywhere from \$20.00 and up for each separate screening.

The question has come up of having an agreement between as many local landlords as possible to accept a tenant screening done through Tenant Data (formerly Associated Credit Systems) by a local help agency located in Clatsop County.

The help agency would run the tenant screening for the client, and the landlords involved would agree to accept a copy of this screening directly from the agency instead of having to run the screening themselves.

Prospective landlords would receive a legitimate tenant screening at no cost to them, while saving the client from having to either pay several screening fees or to limit the number of applications that they can submit. In this way, we are increasing the clients options and the chance that they will be able to find the housing solution that is right for them. It also saves landlords time and insures that they are still able to check out anyone that might apply for housing with them.

Of course, there is no perfect solution, but this could be a good beginning toward making the search for affordable housing a more reasonable process that does not eat up the money that people need to live.

Please let me know if you would be interested in becoming a part of something like this.

Joanne Seavert  
Editor

**MEETING MINUTES**

March 1, 2010

6:00 P.M.

The meeting was held at Baked Alaska in Astoria and conducted by President, Zita Nyitrai.

Hand-outs were provided on Oregon's new law requiring Landlords to disclose their smoking policy and forms were available for purchase.

**Guest Speaker:** Bob Knutsen with Knutsen Insurance, located in Astoria and Gearhart, provided an Insurance Review discussing different types of Property Coverage depending on the size of the property (i.e. 1-4 Family Dwellings, Commercial Property/ Apartments, etc), and Liability. Hand-outs were provided to CCROA members with recommended breakdowns of what could or should be included depending on the type of policy obtained.

During a later discussion, Bob Knutsen recommended that the CCROA should obtain and have in place Errors and Omission Insurance to protect our Board Members from liability. Officers, Zita and Becky, will look into the matter and present the information at the next CCROA meeting.

**New Members:** Marland and Susan Armstrong attended their first CCROA meeting and dinner and were introduced to the group.

**Raffle Prizes:** Bob Knutsen with Knutsen Insurance and Becky Buck with Sterling Savings Bank generously provided raffle gifts for the meeting.

**New Officer:** Melissa Sutkowski volunteered to become our Secretary and was unanimously voted in by our attending members. Thank you Melissa for filling an important role in our Association. You are greatly appreciated.

**Treasurer's Report:** Was completely overlooked by our newly appointed President, Zita Nyitrai, as was seeking approval for the previous Meeting Minutes.

Respectfully Submitted,

Zita Nyitrai, Acting Secretary

## RRP RULE AND NEW LEAD-SAFE PRACTICES REQUIREMENT AFFECTING LANDLORDS BEGINNING APRIL 22, 2010

The EPA has issued a Renovation, Repair and Paint [rule \(RRP\) requiring the use of lead-safe practices](#) and other actions aimed at preventing lead poisoning. Under the rule, beginning April 22, 2010, landlords and contractors performing renovation, repair and painting projects that disturb lead-based paint in rental property built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children.

### **What types of properties and facilities does the lead paint rule apply to?**

The RRP Rule applies to "residential houses, apartments, and child-occupied facilities such as schools and day-care facilities built before 1978." In addition, the rule must be followed when "repair or maintenance activities disturb more than 6 square feet of paint per room inside, or more than 20 square feet on the exterior of a home or building." Renovation is broadly defined as any activity that disturbs painted surfaces and includes most repair, remodeling, and maintenance activities, including window replacement.

### **Exceptions?**

The EPA outlines activities which are excluded from the rule, such as emergency repairs and "minor" repair or maintenance, including work with less than six square feet of disturbed interior space. However, the EPA specifically states that "window replacement" is not minor repair or maintenance.

### **Who must follow the rule?**

According to the EPA, the rule applies as follows: "In general, anyone who is paid to perform work that disturbs paint in housing and child-occupied facilities built before 1978, including but not limited to: residential rental property owners/managers; general contractors; special trade contractors including painters, plumbers, carpenters and electricians." As to landlords and property managers, the EPA booklet says, "The receipt of rent payments or salaries derived from rent payments is considered compensation under the EPA's lead paint rule. Therefore, renovation activities performed by landlords or employees of landlords are covered [by the rule]."

What are some of the rule requirements?

Rental property owners or contractors working on your rentals, who renovate, repair, or prepare surfaces for painting in pre-1978 rental housing must, before beginning work, provide tenants with a copy of EPA's lead hazard information pamphlet *Renovate Right: Important Lead Hazard Information for Families, Child Care Providers, and Schools*. Owners of these rental properties must document compliance with this requirement. The EPA website provides a sample [pre-renovation disclosure form, which](#) may be used for this purpose.

Understand that after April 22, 2010, landlords who work on their own properties or contractors doing the work, and perform above mentioned projects in pre-1978 rental housing, must be certified and follow the lead-safe work practices required by EPA's Renovation, Repair and Remodeling rule. If you are the landlord/owner and do the work yourself, you must be a trained renovator. You are allowed to teach any workers helping you and they perform the work under your training. And, if you aren't a contractor, and are an owner/landlord, then besides being "a trained renovator", you have to file with the EPA that you or your company is certified and responsible for your trained workers. To become certified, property owners and contractors must submit an [application for certification](#) and fee payment to EPA.

A "certified renovator" must be assigned to each renovation <sup>project</sup> <sub>project</sub>, and "must be available, either on-site or by telephone, at all times renovations are being conducted." This person must have completed an 8-hour training course approved by the EPA. A full list of providers is listed at: <http://www.epa.gov/lead/pubs/renovation.htm>

Property owners who perform renovation, repairs, and painting jobs in rental property should also:

\* Learn the lead laws that apply to you regarding certification and lead-safe work practices beginning in April 2010.

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- Keep records to demonstrate that you and any one working under your supervision have been trained in lead-safe work practices and that you followed lead-safe work practices on the job. To make recordkeeping easier, you may use the [sample recordkeeping checklist](#) on the EPA website that was developed to help renovators comply with the renovation recordkeeping requirements that will take effect in April 2010.

#### **Any requirements for homeowners working at their own Home?**

If you are a homeowner performing renovation, repair, or painting work in your own home, EPA's RRP rule does not cover your project. However, you have the ultimate responsibility for the safety of your family or children in your care.

#### **Any additional requirements for Contractors working on your rentals?**

Any contractors who perform renovation repairs, and painting jobs on your rental property should also:

Take Training to learn how to perform lead-safe work practices.

[Find a training provider](#) that has been accredited by EPA to provide training for renovators under EPA's Renovation, Repair, and Painting (RRP) Program.

Please note that if contractors previously completed an eligible renovation training course, they may take the 4-hour refresher course instead of the 8-hour initial course from an accredited training provider to become a certified renovator.

Provide a copy of your EPA or state lead training certificate to landlord clients.

Tell landlord clients what lead-safe methods you will use to perform the job.

Learn the lead laws that apply to them regarding certification and lead- safe work practices beginning in April 2010.

Ask landlord client to share the results of any previously conducted lead tests.

Provide landlord clients with references from at least three recent jobs involving homes built before 1978.

Firms are required to be certified, their employees must be trained in use of lead-safe work practices, and lead-safe work practices that minimize occupants' exposure to lead hazards must be followed.

Keep records to demonstrate that you and your workers have been trained in lead-safe work practices and that you followed lead-safe work practices on the job. To make recordkeeping easier, you may use the [sample recordkeeping checklist from their website](#) that EPA has developed to help contractors comply with the renovation recordkeeping requirements that will take effect in April 2010.

Read about how to comply with EPA's rule in the *EPA Small Entity Compliance Guide to Renovate Right*.

Read about how to use lead-safe work practices in EPA's [Steps to Lead Safe Renovation, Repair and Painting](#).

NOTE: Contractors and training providers working in [Wisconsin](#), [Iowa](#), or [North Carolina](#) must contact the state to find out more about its training and certification requirements. These states are authorized to administer their own RRP programs in lieu of the federal program.

#### **What is the penalty for landlords or contractors who do not comply with the EPA rule?**

Fines for violating RRP Rule requirements can be up to \$37,500 per incident, per day.

*The above includes excerpts taken in part from the EPA website and from contributors to the MrLandlord.com. Consult EPA website ([www.epa.gov/lead/pubs/renovation.htm](http://www.epa.gov/lead/pubs/renovation.htm)) regarding clarification of new requirements. Receive a free sample of Mr. Landlord newsletter, call 800-950-2250 or visit their informative Q&A Forum at MrLandlord.com, where you can ask landlording questions and seek the advice of other rental owners 24 hours a day.*

*BUYERS CLUB*

- Advanced Carpet Care**, Paul Dalton, 440-2532, 25% CCROA discount.
- Affordable Carpet Cleaning Service**, Jay Paul. 738-8143.
- AirTech Heating & Cooling**, 10% discount.
- Around the House Home Maintenance**, Albert Oretaga 503-738-3363.
- Associated Credit Systems**, Scott Davis. Tenant screening. 1-800-460-3117.
- Builders Supply**, Gearhart and Astoria. Contractor rates on certain products. Not lumber/plywood or Pratt & Lambert paints.
- Chem-Dry North Coast**, Carpet cleaning; special rates. 738-0773.
- Coastal Lock-N-Key**, Michael Long. 503-440-8245.
- Coast Hardware**, Hardware supplies in Seaside. 738-5491
- Coastal Repair & Maintenance**, Handrails; flagpole sales & service. Ask for Ron Dean. 717-8223.
- Distinctive Carpets**, Carpet cleaning. Jim Rogers. 738-3007.
- DK Window Works**, New windows; special rates. 861-0729
- Edmondson's Drapery**, 1-503-650-0406.
- George Morlan Plumbing**, (Howard) discounts up to 40%. 861-3600
- Hillcrest Inn**; Seaside. (Jay Lieberman) Member rates. 1-800-270-7659.
- Home Depot Supply**; 1-800-431-3000 for catalog. Fill out credit app to set up acct for 3rd tier pricing. Report member of CCROA.
- Morris Floor Covering**, Commercial rates. 738-8621.
- National Tenant Network**, Oregon@ntnnet.com . 888-989-1686. Discount for CCROA member; resident screening
- Nu-Way Carpet**, Hot water extraction method. 10% discount for CCROA members. Ask for Bert. 338-5592.
- Pacific Paint**, Contractor rates. 738-3655.
- Pro-Fresh Carpet Care**, Commercial rates. 738-0815.
- Sears Commercial Appliances**, 1-800-359-2000 for orders. Press 3 Est. 1430 For Randy Nehl.
- Sherwin Williams**; Contractor rates 738-6751. \*easy order time on entry level vinyl vertical blinds at great prices.
- Watertight Roofing**, (Roger or Darlene). Special rates, free estimates. 861-7234.
- Winters Plumbing**, 738-3583. Special CCROA rates, Free estimate.

**Rental Forms Are Available**

**Sowins Real Estate & Property Management**  
**380 Alt. Highway 101**  
**Warrenton, Oregon**  
**503-861-1717**

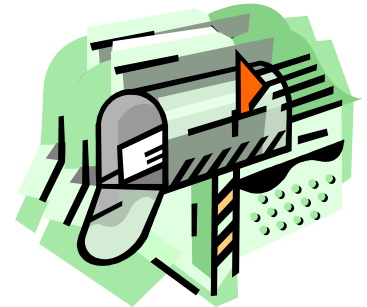
**Your Membership  
Doesn't cost—  
It Pays!**

*From the Editor*

All articles in this newsletter are intended to inform the membership and are not intended to convey legal advice. Articles are the opinions of the writers and their opinions only.

The editor and the Clatsop County Rental Owners Association assume no responsibility for their accuracy.

Appropriate legal, accounting or other expert assistance should be sought from competent professionals.



Do you know other  
Landlords that you  
think could benefit from  
joining CCROA?

If so, let us know!

\*\*\*\*\*

Be sure to check the FED  
list through Clatsop County  
before renting to anyone.

## CLATSOP COUNTY RENTAL OWNERS ASSOCIATION

### Officers

**President**— Zita Nyitrai  
**Vice President** – Becky Buck, 738-3045  
**Secretary**, acting – Nancy Boozer, 325-7029  
**Treasurer** - Nancy Boozer, 325-7029  
**Newsletter Editor** - Joanne Seavert, 325-1400

### Committees:

**Forms:** - Sowins Real Estate: 861-1717  
**Buyers Club** - Jay Lieberman 717-9229  
**Publicity:** Need someone to get free  
publicity for meetings and seminars

### Board of Directors

Harold Keith - 440-0855  
Duane Jue - 325-4037  
Dick Ridout: 738-8078  
Becky Buck: 738-3045

\*\*\*\* ***NEXT MEETING*** \*\*\*\*

***June 7, 2010  
Taste of Tuscany  
1815 S Roosevelt Dr  
Seaside, Oregon***

***RSVP  
503-325-3697  
[zbnitrai@yahoo.com](mailto:zbnitrai@yahoo.com)***

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