



Our goal is to educate members on all aspects of real estate and real estate investments. We also represent and advocate on behalf of our members before government bodies and enhance the image of investment property owners within the community.

FROM THE PRESIDENT

THE RENOVATIONS HAVE BEGUN!

As I mentioned in our last newsletter, the Board of Directors is planning some big updates to the organization. I am pleased to announce that we have gone from planning to building! With the help of our friends at Milliron Goodman Professional Services, the board has begun overhauling many of our processes



and systems. Items behind the scenes along with how we interact with our members, service providers, and the public are being reworked and updated. Once this work is completed, we will be on much better footing to serve our members and grow the organization. I am very excited about the updates we have in store and about the future of CARPOA—STAY TUNED!

Next, I would like to remind everyone about what I believe is one of the most important parts of your CARPOA membership, advocacy! Your CARPOA membership includes membership in the [Pennsylvania Residential Owners Association \(PROA\)](#), as well as the [National Real Estate Investors Association \(NREIA\)](#). In turn, your membership supports advocacy programs at the federal, state, and local levels. With the increasing push for rent control, wholesaling bans, rental registries, and other burdensome legislation, the need for someone to advocate on behalf of real estate investors, landlords and entrepreneurs has never been greater. I urge you to remain active in the organization and to tell a fellow real estate investor about us.

As always, please reach out to myself or one of our board members with any ideas, questions, or concerns.

Warmest regards,
Michael Owen

CARPOA BOARD OF DIRECTORS

*President – Mike Owen
VP/Secretary – VACANT
Treasurer – Don Steele
Exec. Director – Rita Dallago
Director – Jacob Gildea
Director – Arthur Sullivan
Director – Shontier Christian
Director – Shannon Smith*

ADVISORY MEMBERS

*CPA – Mark Wetzel
Attorney – Brian Carter*

CONTACT INFO

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Email – info@carpoa.org

facebook.com/caprentals



MONTHLY MEETING SPOTLIGHT

Thursday, 04 MAY 2023, Giant Market, 3301 East Trindle Road, Camp Hill PA 17011

Doors open at 6 p.m. for networking and socializing. Come network, hand out business cards, and socialize with fellow real estate investors and property managers. Attorney Brian Carter will also be available to everyone for questions.

At 6:45 p.m. we begin by opening the floor for anyone to offer any deals, to request service provider recommendations, or to bring up anything for discussion for the good of the group. We follow this with an update on legislative affairs before we move on to our featured presentation at 7 p.m.

MAY MEETING FEATURE

WHY RENT TO RETURNING CITIZENS?

We will have several speakers on hand from the Cumberland County Reentry Coalition to discuss Returning Citizens.

Returning Citizens, the updated term used for formerly incarcerated individuals or ex-cons, face many barriers when returning to society from prison or jail, one of the most significant being finding affordable and safe housing. This presentation will look at the barriers to successful reentry and debunk the myths associated with landlord hesitancy to rent to returning citizens. We will discuss the benefits to landlords to rent to returning citizens, especially those on probation or parole.

The presentation will also look at the common practice of “check the box” regarding criminal records and discuss the alternative of evaluating each applicant on a case-by-case basis with specifics as to their criminal history. Participants will have opportunity to ask questions of the presenters, which includes a returning citizen.

Click below to learn more.

CUMBERLAND COUNTY REENTRY COALITION

MAY SPONSOR

GRIND AND SHINE POLISHED CONCRETE

Lets transform your space!

We are committed to excellence, outstanding customer service, and building healthy relationships with all of our clients. We service all of Pennsylvania. No matter the size of the project, we take pride in our detailed work, competitive fees and ability to deliver outstanding results on time – every time. We are proud to say we only use industrial grade products to ensure our floors are built to last.

Services:

- *Epoxy Flake floors
- *Metallic epoxy floors
- *Solid color epoxy floors
- *Polished Concrete
- *Decorative Concrete Textured Overlays
- *Quartz Epoxy Floors
- *Nature Stone Coatings
- *Terrazzo and Hybrid Stone
- *Power washing and Sealing

Carter Kaufman from Grind & Shine will be joining us to discuss the services and products they offer.

Click on their logo above for more info or contact Carter directly at:

Grindandshinercarterk@gmail.com, 412.443.5922.



MEMBER BENEFIT SPOTLIGHT

[Click here to review all the National REIA member benefits.](#)

MILLENNIAL SPECIALTY INSURANCE

offers NREIA members multiple insurance products specifically designed for Investors and their tenants. Features include no underwriting or inspections, 24/7 desktop & smartphone certificate delivery system, outstanding claims management service, and a very knowledgeable & courteous staff to handle your insurance needs!

Click the logo below to go to their website.



LOCAL MARKET MONITOR

provides decision tools for residential real estate investors with straightforward logic and real time information for opportunity analysis. National REIA members receive 25% off all purchases of Personal Investor Market Reports.

Click the logo below to go to their website.



◆ **LEGISLATIVE NEWS** ◆

PENNSYLVANIA BILL TRACKER REPORT

[Click here to learn more about these and other bills.](#)

PA-HB 96 Amends the Landlord and Tenant Act. Provides a landlord, regarding applicants or potential tenants and their household members, may not inquire about or require disclosure of an arrest not leading to conviction.

PA-HB 366 Amends the Landlord and Tenant Act. Provides that a landlord/landlord's agent may not charge a rental application fee of more than \$20 to apply to enter into a rental agreement for a residential dwelling unit.

PA-HB 506 Amends the Landlord and Tenant Act. Prohibits residential landlords from increasing rent on a dwelling unit by more than five percent plus the percentage change in the cost of living or ten percent, whichever is lower.

PA-HB 681 Amends the Landlord and Tenant Act. Adds lead testing requirements for properties built prior to 1978. Requires the landlord to provide the results of the lead test and the date of the test to any prospective tenant.

◆ **INVESTOR NEWS** ◆

CBRE: Looming Multifamily Oversupply Likely Short-Lived

CBRE, Dallas, said delivery of a near-record 716,000 new multifamily units over the next two years will create a short-term oversupply, but noted the new supply will keep long-term fundamentals healthy.

[Click here to read the full article.](#)

Key Trends from Remodeling Magazine's 2023 Cost vs Value Report

According to key trends from Remodeling Magazine's 37th annual Cost vs. Value Report, exterior improvement projects continued a multiyear trend of providing the greatest return on investment (ROI) for homeowners. Remodeling says this year's report confirms a consistent truth that has been revealed in every report for the last 30 years.

[Click here to read the full article.](#)

◆ **NATIONAL REIA INFORMATION AND EVENTS** ◆

REIA NOW Zoom Call

04/21/2023, 4 PM Eastern – Virtual

National REIA's monthly Zoom meeting. This meeting we will cover Legislative Updates with Charles Tassell and Pet Screening Updates with Victoria Cowart, Director of Education and Outreach at Petscreening.

[Click here for more information.](#)

CRUISE TO ALASKA WITH ROYAL CARRIBEAN

9/8/2023 - 9/15/2023 Seattle Washington

Experience seven days exploring the last frontier onboard one of the world's most groundbreaking ships, Ovation of the Seas. Join fellow real estate investors from all around the nation. Gather on the top deck to strategize that next deal or network over drinks after taking in a Las Vegas -style show. Either way, you're there to relax, network, and learn new things along with your fellow investors while gaining a new perspective on Alaska's wilderness.

[Click here for more information.](#)