

Rental Property Owners Association of Central Pennsylvania
315 Alfarata Rd., Lewistown, PA 17044-7003

A chapter of: Pennsylvania Residential Owners Association (PROA)

E-Mail: RPOAssocCP@verizon.net

Fax/Phone: (717) 543-5828

Web site: www.PROAssoc.org/RPOACP

Fax/Phone: (717) 248-4112

“The mission of RPOA of Central PA is to bring together the rental property owners of Juniata, Mifflin, Perry and Snyder Counties to address the issues of mutual concern and to provide acceptable, affordable, and habitable rental units in the area.”

Dear RPOA Applicant,

Upon receipt of your completed application and your dues for Rental Property Owners Association of Central Pennsylvania, you will receive several things. We will send you a membership card, Sherwin Williams paint discount card, and a list of businesses that give RPOA member discounts. You will also receive a New Member Packet, including a lease that meets Pennsylvania Plain Language Consumer Contract Law and has been approved by the PA Attorney General. The packet also includes a very comprehensive application for rental facilities which, when signed, gives you the right to do any and all legal checks; several lease addenda (Right to Continue Lease, No Pets, Oil Heat, etc); a copy of the pamphlet “Protect Your Family from Lead,” lead disclosure and receipt form that you are required by law to give to your tenants.

Also, once your dues are paid, you will automatically become a Pennsylvania Residential Owners Association member. On your membership card, you will find your PROA ID number which you will need to access the PROA web site at www.proassoc.org. One of the most convenient and money-saving tools is the Apartment Search feature. As landlords, we have the capability of advertising our rental units by including prices, descriptions and pictures. Prospective tenants can go to the web site and do an apartment search by PA county, unit type, maximum price, etc. Prospective tenants are directed to the web site by advertisements that RPOA places in the Sentinel. Our intent is to lessen the need for RPOA members to pay high newspaper advertisement costs. With computers increasingly becoming a necessary household tool, we hope this will be possible.

You can perform many other landlord related activities on the PROA web site, as well. As a PROA member, you will have access with a click of the mouse to ATS Inc. Employment and Tenant Screening, a company that allows you to do various screenings before deciding on prospective tenants. Credit reports, Bad check Reports, Eviction Reports, Employee Verification, Previous Landlord Reports, and Criminal Background Checks are just a few reports you can have done online by ATS Inc. for minimal fees. Some of these reports, especially Eviction Reports can sometimes be more useful than credit reports because many creditors, typically local businesses and landlords do not pursue collections and do not make timely reports on small claims.

On the PROA web site, you will have access to their newsletters, legislative alerts, helpful educational links, and various other information that can be of benefit to you. It can be a great network to connect with other landlords.

All of this will be available to you when receive your application and dues payment. Most people in our organization will tell you that RPOA dues are the best money that they have ever spent.

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ABOUT OUR STATEWIDE ASSOCIATION, PROA

The Pennsylvania Residential Owners Association (PROA) is a non-profit group formed in 1986 by several local landlord service organizations that wanted to provide a unified voice in state government for their common interests. Since its inception, PROA has become a powerful statewide trade association representing almost 8,000 landlords and property managers.

PROA is the Pennsylvania property owners and managers association. PROA enjoys broad recognition within the legislature, and our lobbyists are located just steps away from the Capitol, enabling them to constantly monitor issues impacting property owners.

PROA is the only statewide association that has an established reputation and continues to be a leader representing the common interests of landlords and property managers.

RECENT ACCOMPLISHMENTS

Tenant Escrowing - PROA effectively lobbied for legislation (Act 33 of 1995) requiring a tenant to deposit three months' rent, or the rent actually in arrears, to appeal an eviction.

Accelerated Eviction and Appeals Time Frames - PROA was successful in significantly reducing the amount of time involved in an eviction and appeals proceeding. Act 36 of 1995 amended Pennsylvania law to compress the process from between 55 and 87 days down to 27-38 days.

Wage Attachment for Damages to Rental Property - PROA was also successful in securing enactment of legislation that permits the attachment of wages for damages to rental property that were caused by the tenant. Until Act 5 of 1996, wage attachment was permitted only to collect alimony, child support, and school loans. This legislation was a landmark accomplishment for landlords and property managers in Pennsylvania.

Wage Attachment for Rent - Act 215 of 2002 permits wage attachment for back rent.

QUARTERLY BOARD MEETINGS

Each local PROA chapter designates one delegate to serve on the PROA Board of Directors. The board meets quarterly in Harrisburg to discuss membership development, to remain apprised of upcoming legislative issues impacting rental property owners and managers, and to share mutually beneficial information. Delegates relay this information back to their local chapter organizations to be used in an effective statewide grass-roots strategy.

QUARTERLY NEWSLETTERS

PROA provides a quarterly newsletter to all local organizations to keep their members abreast of legislative and regulatory activity in Harrisburg that could impact property owners. This information allows members to get involved locally with their legislators in order to provide statewide input on issues of concern.

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ABOUT OUR POLITICAL ACTION COMMITTEE, PRO-PAC

PROA maintains a viable political action committee called PRO-PAC. This affords our members the opportunity to collectively support the election campaigns of legislators who provide leadership on issues affecting rental property owners. All funds used for this support come from voluntary contributions, independent of membership dues. PRO-PAC enables PROA to improve the legislative landscape for landlords and property managers in Pennsylvania.

JOIN PROA!

GET INVOLVED! Join the PROA chapter serving your local area. Your PROA membership is included at no additional cost. By joining your local PROA chapter organization, you receive services specific to your local area needs, and you also have direct access to PROA's statewide support and benefits.

YOUR DUES AT WORK IN HARRISBURG

A portion of your local chapter dues goes directly to PROA to support our statewide legislative activities.

- PROA mobilizes local grass-roots support to help advance PROA legislative program.
- PROA builds and maintains relationships with state legislators, executive agencies, and staff.
- Through voluntary contributions to PROA's political action committee, PROA members collectively assist legislators who support our legislative agenda.

CODE OF ETHICS

RPOA of Central PA members employ their capital and professional expertise to provide to the public one of the most basic ingredients of civilization. They thus acknowledge legal responsibility and assume moral obligation also to serve the interests of the community at large as they pursue their own interests. Members intend highest ethical conduct, with diligent attempt in all relationships and transactions to deal honorably with others in absolute integrity.

In this spirit, each member of Rental Property Owners of Central PA conducts business in compliance with the following standards:

Article 1.

To accept opportunities for education in Property Management offered by the organizations and other sources in order to improve my personal competence.

Article 2.

To attend membership meetings when possible, informing myself of pending legislation that may affect rental properties, enabling me to address government representatives in intelligent presentation of issues that impact on the industry.

Article 3.

To approach attempts to improve laws affecting rental property with appreciation for the need to serve the broader interests of the population as well as the specific interest of real estate investors.

Article 4.

To share freely with other members of RPOA of Central PA my experiences, elevating industry-wide professional level of performance in property management.

Article 5.

To work amicably to improve laws and regulations and involvement at all levels of government in property management where it is believed necessary for common welfare, and especially to minimize that involvement where it interferes with best interest of the community.

Article 6.

To make every possible attempt to comply with the spirit of existing laws and regulations governing property management offering cooperation with persons charged with enforcement, specifically avoiding non-compliance as expression of disagreement.

Article 7.

To avoid faithfully any discrimination against persons on the basis of race, creed, sex, or national origin.

Article 8.

To exchange with other RPOA members information regarding experience with suppliers, lenders, providers of services, tenants and others and to respect the confidentiality of such information received.

Article 9.

To avoid disparagement of other members and to conduct all business relationships courteously and in a manner that will reflect credit.

Article 10.

To accept this code of ethics as a reasonable minimum standard and if charged with default of it to submit to guidance for the duly elected Board of Directors or their appointees in attaining compliance.

RPOA of Central PA does not exist to render or give legal, tax, economic, or investment advice and disclaims all liability for actions or inactions taken or not taken as a result of communication from or to its officers, directors, and members. If legal advice or other expert assistance is required, the services of a competent professional should be sought.

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Application for Membership

Name _____

Address _____

City/State _____ Zip _____

Phone _____ Fax _____

E-mail _____ Occupation _____

of Rental Units Owned _____ # of Rental Units Managed _____

Type of Rental Units _____

DUES are based calendar year, \$52.00 per year. Businesses that join after January 31st of the year are pro-rated to \$4.50 per month and billed \$52.00 at the calendar year end for next year.

Director’s meetings are scheduled as needed. Member meetings are scheduled on the 4th Thursday of January, April, September, & 3rd Thursday of November each year.

Interested in helping by becoming a director and sharing expertise? Desire to more effectively manage? Please join us!

I hereby apply for membership to Pennsylvania Residential Owners Association and the local chapter, Rental Property Owners Association of Central PA. I further agree to abide by the Code of Ethics subscribed to by the association.

Signed _____ Dated _____

MAIL TO: RPOA
c/o Doug Sellers, Treasurer
211 Greenbriar Road
Lewistown, PA 17044-9753