



*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 first day of spring is just around the corner! It is that time of year when everything becomes new again. Animals come out of hibernation, trees and flowers come alive, and songbirds return from their winter homes. Here at CARPOA, we are enjoying our own spring of sorts. While we are very early in the planning process, I am very excited to announce that the Board of Directors will be making some noticeable updates to the association in the coming months. COVID has made us very aware of the need for solid electronic platforms; it has also made many of us realize just how important human interaction is at our meetings. We are working very hard to rejuvenate the association in order to align it with today's electronic world as well as to maintain the human interaction many of us cherish. This will also allow us to better support members as well as to promote and grow the association.

We will continue to offer in-person monthly meetings that offer socializing and networking with fellow real estate investors and service providers as well as relevant speakers and presentations. The biggest changes members will notice is in the electronic world. We are looking at a new website that will offer a much more interactive platform to our members. One that will allow members to review recordings of past meetings, stay up to date on current legislative items, review their membership status, allow members to easily find local service providers and businesses that are tailored to our needs, and to simply have a more interactive experience with the association as a whole. I am very excited for what lies ahead for CARPOA and believe that our members will be happy with the updates also.

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 – Anbria Bates*

*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

*Website – [www.carpoa.org](http://www.carpoa.org)*

*Email – [info@carpoa.org](mailto:info@carpoa.org)*

 [facebook.com/caprentals](https://facebook.com/caprentals)



# MONTHLY MEETING SPOTLIGHT

Thursday, 06 APR 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.

## APRIL MEETING FEATURE



President and CEO Ryan Unger from the Harrisburg Regional Chamber & CREDC will be joining us for our April meeting to talk about financial and economic growth in the region.

Ryan has over 20 years of community and economic development experience on the local, regional, and state levels. He is unapologetically positive about our region and believes in serving as a champion and advocate for our region and its business community.

Ryan currently serves on the board of directors for the Pennsylvania Economic Development Association and the board of advisors for Harrisburg Young Professionals. He is a member of the Rotary Club of Harrisburg, the Friends of Midtown, and the Historic Harrisburg Association. He serves on the Penn State Harrisburg Board of Advisors and is a Community Impact Advisor for Harrisburg Area Community College. Ryan is a member of the U.S. Chamber of Commerce's Committee of 100.

Click the logo to learn more



HARRISBURG REGIONAL  
CHAMBER & CREDC

## APRIL SPONSOR



With services available 24 hours a day, Reynolds Restoration is there for you when you need us. Thanks to our long history in commercial and residential damage restoration, we know that every minute counts

after an incident. The faster we can respond, the more likely we will be able to prevent further damage to a property and its contents.

We offer our services from three locations which service Harrisburg, Philadelphia and the Baltimore and DC metro areas. If you need damage restoration services of any kind, contact us first. We will respond onsite and begin cleanup, repairs and restoration to help minimize the inconvenience and trauma for the property owner.

Greg Bentzel, Director of Business Development for Reynolds Restoration, will be on hand at our April meeting to answer questions about their services as well as to offer advice in preparing a pre-loss disaster plan.

Click on their logo above or call 1-888-277-8280.

# MEMBER BENEFIT SPOTLIGHT

You can review all the National REIA member benefits [here](#).

### ODP BUSINESS SOLUTIONS

(Formerly Office Depot / Office Max) offers tremendous savings and the convenient ability to buy online and pickup in-store, with up to 55% off on office and cleaning supplies. In addition, they offer significant savings on copies and printing as well as free next business day shipping on orders of \$50 or more!

Click the logo to access exclusive savings.



### CALLFIRE

Offers one of the world's most trusted communications platforms for voice and text messaging. Use CallFire to compose and send SMS text and voice broadcasts in minutes. National REIA members will receive special rates of for Voice Broadcast and Text Messages.

- After you create your CallFire account, email [Info@nationalreia.org](mailto:Info@nationalreia.org) with your email associated with the account, the association you belong to and your expiration date. Your account will then be upgraded to National REIA's special pricing.

Click the logo below to start your CallFire account



## ◆ **LEGISLATIVE NEWS** ◆

### PENNSYLVANIA BILL TRACKER REPORT

Click [HERE](#) to learn more about all of these bills.

PA-SB 98 Amends the Housing Authorities Law, providing for public housing safety committees by detailing within each authority, a public housing safety committee shall be created to review background checks in compliance with federal law.

PA-SB 149 Amends the Real Estate Tax Sale Law, further providing for the title of the act; and, in sale of property, providing for county demolition and rehabilitation fund.

PA-SB 339 The Radon Remediation Act provides for testing for dangerous levels of radon and remediation measures in school buildings, residential buildings, residential homes and commercial buildings and imposes penalties.

PA-SB 369 The Property Owner's Bill of Rights Act provides for a property owner's bill of rights statement.

PA-SB 376 Amends the Administrative Code, establishing the Commonwealth Housing Council.

## ◆ **INVESTOR NEWS** ◆

### **Mortgage Delinquencies Increase in the Fourth Quarter of 2022**

The delinquency rate for mortgage loans on one-to-four-unit residential properties increased to a seasonally adjusted rate of 3.96 percent of all loans outstanding at the end of the fourth quarter of 2022, according to the Mortgage Bankers Association's (MBA) National Delinquency Survey. The delinquency rate was up 51 basis points from the third quarter of 2022 but still down 69 basis points from one year ago.

[Read the full article from the Mortgage Bankers Association here.](#)

### **Zumper National Rent Report**

While rent increases have slowed month-over-month, they remain higher than last year. The national index for one- and two-bedroom rentals remained flat month-over-month (MoM); one-bedroom rentals remained unchanged (0.0%) from January 2023 at \$1,492 per month, while two-bedroom rentals increased just 0.1% to \$1,824, respectively.

[Read the full article from Zumper here.](#)

## ◆ **NATIONAL REIA INFORMATION AND EVENTS** ◆

### **VIRTUAL DAY ON THE HILL**

3/17/2023 Virtual from Washington DC

We are hosting a Virtual Day on the Hill for our March Update. We will host a few key administration representatives as well as hear from our lobbyists and Housing Coalition partners. This event will start at 2 PM Eastern and will end with a Keynote Speaker starting at 4 PM Eastern.

[CLICK HERE FOR MORE INFORMATION](#)

### **ADVOCATE - LEGISLATIVE EVENT WITH NAA**

3/28/2023 – 3/29/2023 Washington DC

As the new Congress settles into Capitol Hill, the time has come to introduce members to the rental housing industry. Advocate – NAA's annual advocacy conference – is the prime opportunity to meet with your representatives by joining rental housing suppliers, property managers, owners and operators in Washington.

[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](#)