



NEWSLETTER

SEPTEMBER 2023

◀ **COMING EVENTS** ▶

GENERAL MEETING

THURSDAY, 07 SEP 2023
GIANT FOOD STORE. CAMP HILL
DOORS OPEN AT 6:00 P.M.
MEETING STARTS AT 6:30 P.M.

MEETING FEATURE



It's demo day! Our friends from Home Depot will be joining us to demonstrate some great products to help with property repairs and maintenance.

We will also be doing an in-depth review of the great benefits our members receive as part of their membership with our association and National REIA. Are you using your Home Depot benefits to their fullest? Come hang out with our friends from Home Depot, check out some great products, and find out about your member benefits with them.

Click their logo above to visit their site.



MEETING SPONSOR

Since our founding as a single office in 1960, we've been delivering the promise of a home in every neighborhood and community we serve.



Over the past 63 years, we've been bringing our customers home, building trust with our partners, and creating foundations for our employees to thrive. We have borrowers whose children and family have become customers. Some of our employees have been with Guild for more than 40 years. Our focus on creating customers for life will ensure we'll be here to continue building lifetime connections for many years to come.

Amy Czyzyk from Guild Mortgage will be joining us to let us know about the products that they can offer to our members.

Click their logo above to visit their site.

FROM THE PRESIDENT

Hello fellow CARPOA members! I hope everyone is doing well and enjoying their summer. The board continues to work on improving and expanding the association to better serve our members. There are several upcoming important items I would like to bring to your attention:

GENERAL MEETING START TIME CHANGE! We have moved up the start time of our meeting to 6:30 p.m. Doors will still open at 6 for socializing and networking, but we will kick things off at 6:30 as we are going to allow time for an open discussion on relevant topics, as well as to allow more time for legislative updates before our meeting feature.


CARPOA Cash is coming! We are creating a program that will allow members to earn CARPOA Cash by referring new members, leading break-out groups, or volunteering to help at meetings. The CARPOA Cash can then be used towards special event tickets, membership renewals, or classes.

GAME NIGHT is coming! Beginning on Wednesday November 8th, we will begin holding a monthly game night. We will be playing best selling author of Rich Dad Poor Dad and entrepreneur Robert Kiyosaki's board game CASH FLOW. This will be a great opportunity to socialize and network with fellow investors while having some fun.

CHRISTMAS PARTY-SAVE THE DATE! We will be holding our annual Christmas party on the night of Friday December 1st at Armitage Golf Course.

Watch our website for more information! We have more new items in the works! As always, please reach out to one of our board members with any questions, concerns, or ideas you may have.

Warmest regards,
Michael Owen

<p style="text-align: center;">CARPOA Board of Directors</p> <p style="text-align: center;"><u>Officers</u></p> <table border="0"> <tr> <td>President</td> <td>Mike Owen</td> </tr> <tr> <td>VP/Secretary</td> <td>VACANT</td> </tr> <tr> <td>Treasurer</td> <td>Don Steele</td> </tr> <tr> <td>Executive Director</td> <td>Rita Dallago</td> </tr> </table> <p style="text-align: center;"><u>Committee Chairs</u></p> <table border="0"> <tr> <td>Legislative</td> <td>Rita Dallago</td> </tr> <tr> <td>Membership</td> <td>VACANT</td> </tr> <tr> <td>Program & Events</td> <td>VACANT</td> </tr> <tr> <td>Vendor-Business Assoc.</td> <td>Arthur Sullivan</td> </tr> <tr> <td>Communications</td> <td>Mike Owen</td> </tr> </table> <p style="text-align: center;"><u>Advisory Members</u></p> <table border="0"> <tr> <td>CPA</td> <td>Mark Wetzel</td> </tr> <tr> <td>Attorney</td> <td>Brian Carter</td> </tr> </table>	President	Mike Owen	VP/Secretary	VACANT	Treasurer	Don Steele	Executive Director	Rita Dallago	Legislative	Rita Dallago	Membership	VACANT	Program & Events	VACANT	Vendor-Business Assoc.	Arthur Sullivan	Communications	Mike Owen	CPA	Mark Wetzel	Attorney	Brian Carter	<p style="text-align: center;">Contact Us</p> <p>Email – info@carpoa.org</p> <p style="text-align: center;">•</p> <p>Website – www.carpoa.org</p> <p style="text-align: center;">•</p> <p> www.facebook.com/caprentals</p> <p style="text-align: center;">•</p> <p>P.O. Box 431 Camp Hill, PA 17011</p> <hr/> <p style="text-align: center;">Proud Member</p> <p>Pennsylvania Residential Owners Association (PROA)</p> 
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◀ INVESTOR NEWS ▶

HELOC Demand Slows in 2023 as Interest Rates Rise

HELOC activity has declined so far this year after hitting a 15-year high in 2022.

Last week, the average 30-year, fixed-rate mortgage (FRM) reached its highest level in 21 years, according to Freddie Mac. This increase not only further erodes U.S. home affordability but also discourages owners from tapping loans against their accrued equity.

Tight Housing Inventory Affects Pennsylvania Real Estate Market

Persistent low inventory continues to affect homebuyers ability to purchase a home in Pennsylvania.

The number of listings remained about the same in July compared to June this year; however, total listings are down nearly 28% compared to July last year.

Home Prices Are Declining—Should Investors Panic?

Prices declined from June to July as the Fed continues to increase interest rates and affordability continues to tank.

In July, for the first time in 32 months, prices declined from one month to the next. Now, it should be noted that home values are still up 14.3% year-over-year, which is how prices are usually measured. This just means that the price of the average home sale in July 2022 was 0.77% less than in June.

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

[Click here to read the full article from the PA Assoc. of Realtors](#)

[Click here to read the full article from Bigger Pockets](#)

◀ NATIONAL REIA ▶

Monthly Zoom Meeting on Friday, September 15th at 4 PM EST

This meeting we will cover:

- Legislative Updates
- Special Guest, TBA

[Click here for more information and to register](#)

National REIA Winter Conference - Land & Sea, February 1st thru 8th, 2024

It's our annual cruise conference with a twist. A week of Vacation with an Education! Spend 2 days in the Sunshine State and embark on a 5-night cruise on the amplified Independence of the Seas.

All sessions are about Real Estate Investing topics, tax strategies, industry update, Short-term to long-term rentals and more.

[Click here for more information and to register](#)

Did you know NREIA has their own University?

National REIAU, has made learning from some of the best fast, easy, and inexpensive. National REIAU delivers great low-cost, high-quality investor training on exactly the subject you want, exactly when you want it.

Click their logo for more information. ▶▶▶



MEMBER BENEFIT SPOTLIGHT



REIPro is the result of two of the brightest minds in their respective fields coming together to create something more than just another real estate investing software. Chris Goff, long-time investor and one of the most sought-after REI educators in the country, teamed up with Bo Manry, expert online marketing professional and talented software engineer, to develop a

tool that could positively change the way people of every experience level and background invest in real estate.

Members receive discounted pricing on all packages.

[Click here to go to our member benefit page and learn more \(log-in required\)](#)



Avis and Budget both offer discount pricing to our members.



[Click here to go to our member benefit page and learn more \(log-in required\)](#)

CLICK HERE TO FIND OUT MORE ON ALL OF OUR MEMBER BENEFIT PROVIDERS

MEMBER BENEFIT PROVIDERS