

**MEETING OF THE DONEGAL HUB
MILANOF-SCHOCK LIBRARY
July 2, 2018 (8 - 9:30 a.m.)
MINUTES**

Attendees:

Mike Wills (Donegal Presbyterian)	Ryan Koser (Juvenile Probation)
Joel Hughes (REYS)	Harrison Burch (REYS)
Miriam Locklair (Food Bank/Helping Services)	Grace Lynam (UPenn/LGH)
Pat Vogel (E. Donegal/Conoy Food Bank)	Nicole Murrow (UPenn/LGH)
Rachel Stebbins (Rachel Stebbins Consulting, LLC)	Marlin Groff (Faith Homes)
Pat Paules (Mount Joy Helping Services)	Traci Glover (Zion Lutheran Evangelical, Marietta)
Suzette McCarty	Normal Millard (community)
Sarah Clarke (St. Mark's UMC)	Barbara Basile (Milanof-Schock Library)
Megan Clark (UPenn/LGH)	Judy Kay Bard
Gina Batista (St. John's Marietta)	Emily Strett (LCBC)
Glenn Musser (Mount Joy Car Care Ministry)	Dave Forwood (Community Bible Church)
Nancy Shonk (Florin COB)	Christina Helfrick (Donegal School District)
Lorita Valente (Luthercare)	Val Fellenbaum (LCBC)
Betsy Wolgemuth	Glenn Burkhart (LCBC)
Gary Garber (Calvary Bible Church)	
Jen Mummau (UPenn/LGH)	

- I. Welcome & Introductions -- Mike Wills
- II. Presented June 4, 2018 meeting minutes
- III. Eviction
 - A. Eviction Process -- presented by District Justice Scott Albert
 1. Complaint is filed by the landlord to start proceeding. A continuance may be filed. Hearing is 7-15 days from when complaint is filed. Tenants can file counter claim. This is a civil proceeding, and a "preponderance of evidence" must be given. The landlord must prove that there was a lease.
 2. Judge signs the order. An appeal can be filed by anyone. The tenant is required to pay to the court or give a reason not to pay. Can result in the owner taking possession or in a "pay to stay" (pay the money and stay on the property).
 3. On 10th-11th day, the land lord can file for possessions. It is posted on the property that there are ten more days to pay or they will have vacate. A lock-out date is scheduled, and the landlord must be there. They may be physically escorted off the property -- their items can be left on the property for ten days.
 4. There are 19 magisterial judges in Lancaster County. "Exclusive jurisdiction" is the address where the magisterial judge is presiding.
 5. Eviction proceeding is for a rental/lease property . One must prove that the lease was violated. A lease can be verbal or written, and transfers the possession of the property to the entitled party. It may or may not be exclusive, meaning the property owner may have access to the property.
 6. Reasons for eviction -- term has expired, non-payment, breach of contract (noise level, number of people living there, etc.)
 7. Read the lease carefully -- landlord may or may not have to give notice of eviction.
 8. The security deposit is the most litigated item: by law it cannot be used as the last month's rent. It is used to cover wear and tear on the property.
 9. Other details: It is the obligation of the tenant to give a forwarding address to the landlord; late

fees cannot be a penalty and must be a reasonable amount. Bankruptcy stops all proceedings.

B. ECHOES Eviction Prevention Program -- Leigh Ann Farling

1. ECHOES started three years ago; about seven years in the making.
2. Leigh Ann is the intake case manager for eviction prevention -- started in March 2017.
3. Eviction prevention serves the Elizabethtown area. Clients must provide documentation from court of the eviction.
4. Case manager assists the client in staying in their lease/rental.
5. Leigh Ann encouraged us that all our conversations matter -- even those that are over the phone. Relationships are important.

IV. Bridges Out of Poverty training discussion was tabled for the August meeting.

V. Upcoming Events:

- A. August Meeting: Field trip to Factory Ministries. August 13, 2018 (8:30 -10 a.m.)
- B. Draft charter to be presented at the August meeting.