

Capital District Association of  
Rental Property Owners, Inc  
**Newsletter** **April 2012**



**“Landlords helping landlords” since 1974**

**38<sup>th</sup> Anniversary issue celebrating Incorporation of CDARPO**

The CDARPO board of directors has voted to call a

**Special meeting Thursday**

**April 12<sup>th</sup> at 7:00 pm**

at the Ramada Inn, Rt 9 Latham, NY

For the purpose of introducing for  
vote of the membership

**Betty Ann Benware**

as a candidate for the  
**position of Director.**

Three-quarters majority vote by secret ballot  
of the members present is required. This notice is  
in accordance with CDARPO by-laws.

**April 12<sup>th</sup> CDARPO General meeting**

immediately follows Special meeting. The guest  
speaker will be **Joseph Place, an insurance broker**  
with over 25 years of experience. Joe will give us a general  
overview of the insurance market with special emphasis on  
insuring apartments and commercial property. He will  
outline specific coverage that every landlord should have  
on their policies, and offer tips on how to save money on  
your premiums. His presentation will be informal in  
nature, and questions will be encouraged.

**Landlord Training Program**

*“maximize your return; minimize your aggravation”*

Learn about:

Effective Tenant Screening      Code Enforcement  
Eviction Process                      Nuisance Abatement  
Section 8 Housing                      Many helpful tips

**April 25<sup>th</sup> 5:30 – 9:30 PM**

**TRIP office, 415 River St, 2<sup>nd</sup> Floor TROY**

(just north of the Green Island Bridge)

Register by Friday April 13<sup>th</sup> to ensure your seat:

[www.triponline.org](http://www.triponline.org) or contact

Hilary Lamishaw, 272-8289 x214  
TRIP Community Affairs Director

**Correction: \$15 materials fee**

(includes light dinner)

Attendees may pay at the door or via PayPal

A project of the Troy Rehabilitation and Improvement Program  
(TRIP), City of Troy and RPI



**ADVICE TO THE  
HOUSELORN**

by **Mac Mowbray**

**South Bethlehem has a few  
questions.** I am in the process

of purchasing a small apartment house close to my  
home. It appears to have been built in the 1960's. It  
is not in bad shape, just tired and shabby. The  
tenants all moved out within a few months of each  
other leaving the elderly owners with 6 units to do  
over. They decided to sell instead. The  
mechanicals are in good shape, hot water heaters  
only a few years old, plumbing and wiring are up to  
date. The roof is 5 years old. No outbuildings; no  
garages. Just a large lawn, which has been kept up  
ok. My problem: The whole place is carpeted and  
that appears to be as old as the building itself. Talk  
about over the hill. This stuff is faded, torn, dirty,  
greasy, threadbare and smelling of small critters.

Should I re-carpet or is there another solution?  
There is particleboard under the carpet.

**Mac answers: R. I. U.** Rip It Up!! Fast! Then  
clean and paint. That way, you won't have to mess  
with masking and drop cloths. Then when you are  
finished with that, you have a decision to make. My  
suggestion would be to go with the new easy to  
install laminate flooring that is on the market now.  
It wears well and cleans up easily. Of course, you  
will have to encourage your tenants to purchase area  
rugs because of the noise factor. The folks  
underneath each apartment will hear people and  
especially kids, walking and running upstairs.

**(Continued next page -->>)**

**See page 3 – 6**

**for memories from the past**

**(Continued) Mac's advice:** If you are going to have young people, college kids etc., you might want to consider cheap carpeting that can be pulled up after each tenant leaves.

The other alternative is hardwood flooring. It's more expensive and harder to install than the laminate. If you were counting on an upscale clientele, this would be ok, people like nice hard wood flooring. It enhances the value of the building.

***Colonie's tenants have a storage problem.*** One of my best tenants has asked me for more shelf storage in the bathroom. I am not much of a carpenter and I am just a little short of money. I almost had a heart attack after the first two estimates for wood shelves came in. Any suggestions?

***Mac answers: Can you use an electric drill and a screwdriver?*** If the answer is no, you should probably sell the building. If you can, go to the hardware or big box store and check out the shelving and closet section. You will see a collection of plastic coated wire shelves and brackets that are easy to assemble and fasten to the wall. You can design your own configuration or you can get some of them pre-made. Just follow the directions for attaching to a >>

## **OPPORTUNITY IS KNOCKING FOR PROPERTY OWNERS**

*Join the Albany Housing Authority's growing network of the region's property owners who rent to **Section 8** families!*

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**AHA completes criminal background checks for you.**

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**AHA pays subsidy directly to the owner 1st of each month.**

**If client's income falls, AHA pays additional subsidy.**

**Client must sign a 1-year lease. Client must pay security.**



**it's quick and easy to list your rental unit.**

**For additional information**

**Albany Housing Authority**

**(518) 641-7500 or [www.albanyhousing.org](http://www.albanyhousing.org)**



sheetrock wall. You will need toggle bolts unless you are lucky enough to hit a stud where you want to put the screws.

**Spring appears to be here.** We could get snow, but before we do, it would be a good idea to check all those drains, gutters and sewers for leaves and other debris. Check the masonry for cracks and spalling. Even though the winter was mild, things do happen. Best not to paint or plant yet. You could be disappointed.

See you next month. Keep those questions coming to Mac at: **463-4310** or [gmm400@hotmail.com](mailto:gmm400@hotmail.com)

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**In memoriam** April 1999  
Our 25<sup>th</sup> anniversary year,

About a week before the  
“Columbine Massacre”  
CDARPO past president,  
Dan Potter, was brutally  
bludgeoned to death at one  
of his apartments in  
downtown Albany.

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Thanks especially to Jan Potter, John Fenimore, Beverly Brickner, Mac Mowbray, and Diana Novesel for their contributions of articles and photos for this re-collection. We are seeking a Librarian/Historian to preserve our memories.

As you can tell from the smile in the 1993 photo at the right those were very enjoyable times for me. >>>>>>>

The article below is reprinted from the January 2000 issue of The CDARPO NEWS. My phone number’s changed but the email address is still the same. VVV



President Len Schleicher presents famous award  
  
JOE VAN ALPHEN (left) accepting the 1993 Toilet Seat Award for his accomplishments in BRAINSTORMING, etc.

**Privileged customers, all!**

Joseph Van Alphen, President-elect

Thank you for your vote. I am looking forward to working with your new CDARPO Board on the challenges ahead. Two challenges are certain: Knowing who our customer is, and knowing what our customer wants.

I’m convinced that the organization’s customers are not just the members who attend our monthly meetings, or respond to our requests to show up at various community hearings on matters of concern to rental property owners. These members are keeping us alert to their needs and wants. These have been our **privileged customers**, if not our only customers. We’ve become a cozy club of friends and comrades in the struggles and challenges -- and yes, joys -- of landlording.

But there are almost two hundred members out there who we don’t hear from, and many thousands of rental property owners in the four county Capital Region who don’t here from us. Who are they, and what do they want. I’m convinced that the adage, “there’s strength in numbers” is as true for landlords and landladies as it is for any other group of like-minded individuals.

We will not forget our privileged customers.

We will strive, however, to strengthen this association by calling on every member to let us know what **one thing** can CDARPO do to serve your need as a landlord. What topic will entice you to a meeting? What subject deserves more coverage in our . . . your newsletter? What’s bugging you and making the management of your property more difficult? We’ll gladly listen to two or three things, but **at least** mention ONE!

We will also strive to reach out to every property owner who is renting even one unit in the counties of Albany, Rensselaer, Saratoga and Schenectady. We know of significant differences between renting a two-family and a unit in an elevator-equipped apartment building. But we know as well of the common needs of these two property owners. Ours is an organization of **INCLUSION**, not exclusion.

You can easily become a privileged customer of CDARPO. Could it be that you’re just afraid you’ll become an active member of the club? Call me at 446-0766 or **E-mail: cdarpo@yahoo.com**

Reprinted from Jan 2000 Newsletter

The following article is reprinted from the September 2000 issue of The CDARPO News before I became disillusioned with the city of Albany, and “got outa Dodge”, selling the property, changing my phone and moving to Halfmoon, where I now own a duplex with tenants who’ve been happy for several years already.

### “CDARPO Pro Bono”

by Joe Van Alphen, President, CDARPO

I got a thrill this evening. Some would opine that it’s thrill enough for this to be an evening free of rain. But it was a pleasant twilight calm on Grand Street. Additional wire trash baskets for the use of passers-by and volunteers attempting to keep the street and sidewalks clean were recently placed strategically in the neighborhood by the city. “Thank you, Mr. Bruce, for your prompt response.”

The basement stairwells, that only last week were piled with maggot- and mosquito-infested rubbish, were now cleaned out and looking spiffy. “Thank you, civil servants and neighborhood volunteers.”

But there’s more! For several weeks, now, I’ve been doing a brief patrol of a three block area, doing light pick up and pulling trash cans and bags to the curb to assure that the midnight brigade of trash trucks don’t miss these contributions for the land-fill. On weeks past, I was greeted with a few chuckles, and some snide remarks, “Why bother, it’ll just get messed up again tomorrow.” And I would respond, “Not if you lend a hand!”

But this evening was different. I approached one address to tackle yet another new pile of trash bags and trash that was a contender for “highest peak in Albany.” A stoop sitter — that’s jargon for “local enjoying the night air” — said, “Could I give you a hand?”

No joke! He meant it, and proceeded to help with gusto.

My mind drifted to the “Tom Sawyer technique” . . . or was it Huckleberry Finn’s? I can never remember who whitewashed that fence with such demonstrated glee that he got a neighborhood of kids to complete the fence job. But then I came back to reality and realized that these few minutes I spent were very rewarding.

This was my contribution to the neighborhood, besides renting to tenants who respected my property and respected their neighbors.

Maybe this could be a focus of the members of CDARPO. Whether we personally handle the trash challenge at our rental property or hire the job out, an extra few minutes tackling the eyesore next door or a couple doors away could, over time, significantly improve our neighborhood. The neighborhoods where we do so much for so little would be so much more pleasant if we took ten, maybe twenty minutes.

Sure, I resent that some resident tenants are the obvious trashers, that some non-resident property owners don’t seem to care, that the city isn’t using my property taxes to keep my property values up. But they’ll come around!

As professionals in the business of showcasing our property, you know that rental appointments that become drivebys are often due to the appearance of the neighborhood. You can make a small difference with some “pro bono” work. **And maybe get a thrill doing it.**

*Please let me know if any “pro bono” effort in your neighborhood deserves recognition. You don’t need to shine the spotlight on the person or group if you don’t want to embarrass them. It’s the effort that counts! Thanks. Joe Van Alphen 446-0766 [cdarpo@yahoo.com](mailto:cdarpo@yahoo.com)*



**John T. Keenan, III**

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**August 1980** – In a letter to **Mayor Erastus Corning** penned by then-**President John Fenimore**, CDARPO rejected the “fortress mentality” proposal of the Alliance for Safety for super strong doors and locks. CDARPO recommended a voluntary program whereby the city’s Code Enforcement Bureau would issue “Shield of Security” certificates for apartments that meet the Alliance’s standards. Apartment owners would use these as selling points competitively when showing apartments to potential renters. The three page letter will be available on line at CDARPO.org

The one-page newsletter of **March 1982** announced that **John McEneny**, then Albany’s Commissioner of Human Resources would be CDARPO speaker on “Rent Control” at our meeting in the basement community room of Key Bank, Western Ave, opposite SUNYA. Rent Control continued to be a pressing issue, now for **President Beverly Brickner**, **VP Dennis Corrigan**, **Treasurer Dan Bishop**, and **Secretary John Fadula**. Dues then were only \$25 and “well worth it”.



Mr McEneny had been assigned the responsibility of conducting Albany’s survey to determine if the city’s apartment vacancies were lower than the 5% floor required before a city could “participate in the State’s “Rent Stabilization Program”. The issue of Rent Control was the main concern of CDARPO’s founding fathers in 1974 when they first met.



<< Back row from left: **George Rodenak, Stephanie Monington, John Fenimore, Peter Allesandro, Len Schleicher, Joe Castiglione, Ralph Byers, Sheldon Kaufman,**  
 << Front row: **Kay Halburian, Janet Husmann, Beverly Brickner, Dan Potter**

These were the “glory days” of CDARPO when the Board of Directors numbered in the twenties, and often met at different members’ homes. It was more like a club where everyone had a job to do.



From left: **Armand Carazzo, Ralph Byers, John Fenimore, Jacqueline Smith, “?”, Joe Van Alphen, “?”, Steve Cummins, Kay Halburian, Sheldon Kaufman, Beverly Brickner, Constance Apple, John Fadula, “?”, Effie Frankle, Len Schleicher, Jan Potter, Julius Frankle, Dan Potter**

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¼ Page	\$ 160	\$ 300	\$ 460	
½ Page	\$ 300	\$ 500	\$ 800	

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Business Card	\$ 68	\$ 132	\$ 200	
¼ Page	\$ 120	\$ 225	\$ 345	
½ Page	\$ 225	\$ 375	\$ 600	



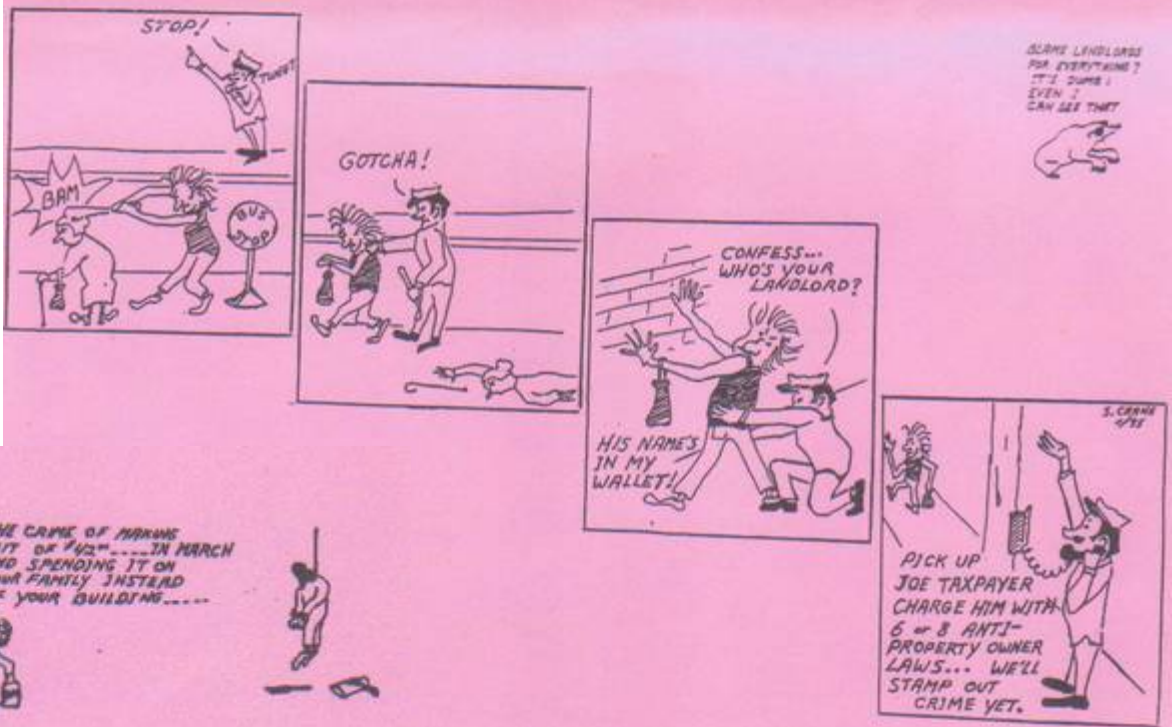
*Mayor Erastus Corning with then-President Brickner as CDARPO meets at Golden Fox*



**The Work horse**  
 Jan Potter made the cake, sold the tickets, sent get well cards, etc, etc.



*Member Steve Crane Was one of our favorite cartoonists*



# LEAD RENOVATION, REPAIR, & PAINTING (RRP-INITIAL) TRAINING CLASSES

March 2012 CLASS SIZE IS LIMITED - REGISTER TODAY - ALL TRAININGS ARE FREE

Funding provided by the Albany County Department of Health, the Rensselaer County Health Department, and Schenectady County Public Health Services

## Dates

April 24 - VOORHEESVILLE

April 26 - RENSSELAER

## Locations

**Cornell Cooperative Extension**

Albany County

24 Martin Road

**Voorheesville, NY 12186**

## Time

7:45 am registration/breakfast

8:00 am - 5:00 pm training

West Sand Lake Fire Hall

3697 Route 43

**West Sand Lake, NY 12196**

## Contact

Questions can be answered by:  
OR

Nancy at 518-765-3521

Lisa at 518-765-3512

[NKL1@cornell.edu](mailto:NKL1@cornell.edu)

[LKC29@cornell.edu](mailto:LKC29@cornell.edu)

Effective April 22, 2010, workers performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must follow specific work practices to prevent lead contamination and must be certified. This federal EPA Renovation, Repair, and Painting (RRP) **rule applies to contractors, painters, plumbers, carpenters, electricians, window replacers, roofers, property owners, and landlords.**



Trainings to become EPA certified are offered by Cornell Cooperative Extension Albany County, an EPA accredited training provider. Upon successful completion of the RRP Initial course including passing an exam at the end of the class, participants are EPA certified renovators. This certification is good for 5 years. Failure to comply with EPA's RRP program requirements could result in penalties of up to **\$37,500 per day per violation.**

## ALL RRP INITIAL TRAININGS INCLUDE:

· *Continental breakfast* · *Lunch* · *Refreshments* · *Course manuals and materials*

## PARTICIPANTS MUST PRE-REGISTER

### Register-Send completed form below to:

Lead Training, P.O. Box 497, 24 Martin Road, Voorheesville, NY 12186

### Please register me for the RRP Initial training:

Name: \_\_\_\_\_ Training \_\_\_\_\_

Address: \_\_\_\_\_ Date of Training \_\_\_\_\_

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Michael J. McManus  
CDARPO member

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**CDARPO NEWS** is published by the Capital District Association of Rental Property Owners.

Inquiries regarding the newsletter or advertising should be directed to: Joe Van Alphen, Editor P.O. Box 11097, Albany, NY 12211-0097 e-mail: **cdarpo@yahoo.com** tel: (518) 371-0964

Meetings are held on the 2nd Thursday each month September – June. Look for special event in Summer.

*CDARPO does not give legal, tax, economic, or financial advice and disclaims all liability for actions resulting from communications with officers or members. Opinions contained within this newsletter are not necessarily those of the organization. Individuals are encouraged to consult legal or financial advisors for professional advice regarding such matters.*

**Special 38<sup>th</sup> Anniversary Edition  
1974 - 2012**

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**April 2012 Newsletter  
Capital District Association of  
Rental Property Owners  
P.O. Box 11097  
Albany, NY 12211-0097  
Address Service Requested**

Please join us on-line at [www.cdarpo.org](http://www.cdarpo.org)

Renew your CDARPO membership dues for 2012. \$45=email newsletter; \$50=mailed b&w newsletter. Know a prospective member or a landlord who needs help? With their permission, send their e-mail or address to [cdarpo@yahoo.com](mailto:cdarpo@yahoo.com) or call (518) 433-7377. We'll send them newsletters and information.

CDARPO is on **Facebook!** Search PAGES for "Capital District Association" and LIKE us to be updated in your news feed with CDARPO communications of interest to landlords. You can also comment on our posts.

**2011 Board of Directors**

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Maria Eastwood	Vice President	732-2994
Daniel Malsan	Secretary	396-0859
Joseph VanAlphen	Treasurer	371-0964
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John Fenimore	Ray Koloski	Bob McRae
Matt Montesano	Jaye Nerad	

**Selected Photos  
& reprints pages 3-6**