



CDARPO

Capital District Association of Rental Property Owners

# Newsletter

## October 2012

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**Member Photo: Front Step in Troy from Beth Anne Hughes  
(See Description on Page 3)**

**Please submit your photos and descriptions to Nicholas Mattiello  
([nmattiello@gmail.com](mailto:nmattiello@gmail.com)) or Ray Koloski ([rayhats@gmail.com](mailto:rayhats@gmail.com))**

### **Next Meeting**

### **Thursday, October 11th**

**Michael Jacobson**

Executive Director  
Capital District Habitat for Humanity

**Tarasha Darde-McKoy**

Educator of Family Consumer Science  
Cornell Cooperative Extension of Rensselaer County

*Details on page 5*

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**Speak-Up**

**Networking around the  
Refreshment and Resource Tables**

# Advice to the Houselorn

by Mac Mowbray

**This month we will start with some information we all should know** (Landlords and homeowners alike.):

Recently a recall was announced concerning General Electric dishwashers manufactured between the years of 2006 and 2009. These appliances can CATCH FIRE even if they are NOT TURNED ON. If you have one of these, please do yourself and your tenants a favor and investigate what models are involved. Some members of the CDARPO group indicated that some laundry appliances might also be involved. Please research any and all GE appliances. Just because you have had them for a while and haven't had a problem does not mean you are out of the woods. In the mean time make sure that your smoke detectors are working properly.

## **Selkirk has a non-emergency problem:**

I have owned a small apartment complex for about 4 years. It has a lot of concrete: walkways, parking lot, and patios. There are many trees surrounding the complex and the walks have gotten progressively greener and blacker as the years have passed. I want to spruce the place up as I am contemplating selling it come springtime. Any ideas? I do not like harsh chemical, because there are many children and I do not wish to kill the trees and flowers.

**Mac says:** Try pressure washing, using just water and not chemicals. You can hire it done or you can buy one and do it yourself. It's not rocket science. Since you plan to sell, you might consider hiring it done. However, the electric ones are not that expensive. It might be less costly to buy and try to sell it when you are done, unless you can find a place that rents them.

## **I answered a couple of questions concerning window air conditioners, as it is nearing the end of the season:**

Here are the answers to a few of the inquiries: If you (or your tenant) noticed a moldy odor when the unit

was running, clean out the drain hole. That is the usual cause of mold, since the water is puddled and stagnant. Clean the fan and the evaporation coil before covering it for the winter; it will be easier than when the crud has been there all winter. Clean or change the filters so they will be ready to go in the spring.

**More concrete problems for a landlord in South Troy:** One of my tenants changed the oil on his Harley in the middle of the concrete driveway; needless to say, he was the sloppiest thing on two feet. I do not know how long the oil stains have been there, but the tenant was there for 5 years, so I assume that some are at least that old.

**Mac says:** There are a number of products that are on the market, but the old timers used this one for old oil stains: saturate the stained area with kerosene or paint thinner and cover it with kitty litter. Leave it overnight and sweep it away. You may have to repeat several times and use new kitty litter each time.

## **Added info for those with septic systems:**

To keep your septic systems healthy (Yes, healthy) never use any products labeled "Antiseptic", Bleach or any chlorine containing products. They will keep your system from operating properly because they kill the bacteria that break down the waste products in your system. You can keep it fresh by flushing a cup of baking soda down the toilet once a month or so.

See you next month!

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Mac Mobray  
(463-4310 or [gmm400@hotmail.com](mailto:gmm400@hotmail.com))

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*View of the Green Island Bridge from the rooftop of 2140 5<sup>th</sup> Ave in Troy  
Courtesy of member Beth Anne Hughes*

## CDARPO Member Properties

Owning in Troy has been great! The city is welcoming to landlords and our experience in the last five years have been nothing but positive. It is a gem in the Capital Region. Like the TV show Cheers everybody knows your name.

2140 5th Ave. in Troy was built in 1897 as a one family two-story brick building and was owned by the Donnelly family who operated a spirits store on River St. and supplied the church wines. It now is a 6 family. It consists of one studio and the others are

one bedrooms. It is part of a four building compound with a courtyard, which we own. There are 4 fireplaces, slate, marble and beautiful 10 ft. high tin ceilings. The foyer and stairwell have treated slate that mimics marble. We have an upstairs apartment there and have wonderful tenants made up of grad students & doctoral candidates from RPI and professionals.

- Beth Anne Hughes  
CDARPO Member

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## Hazardous Waste & Electronics Disposal

Do not place mercury-filled items, electronics and other hazardous waste curbside for disposal! Each city holds drop off events for safe disposal. You must preregister to participate. See Below for dates, locations, and contact information for your city.

Albany: October 4<sup>th</sup> at City of Albany Landfill, 525 Rapp Rd, Albany, NY 12205  
Contact: DGS (518) 434-2489

Schenectady: October 13<sup>th</sup> at Composting Facility, 24 Hetcheltown Rd, Glenville, NY 12302  
Contact: Schenectady Recycling (518) 386-2225

Troy: For Electronics, contact eLot Recycling at 8000 Main St. in Troy (518) 266-9385  
Hazardous Waste; Troy holds and annual Hazardous Waste Recycling day. Contact Bill Chamberlin, Solid Waste Coordinator (518) 279-7161

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For additional information Albany Housing Authority at: (518) 641-7500 or on the web at [www.albanyhousing.org](http://www.albanyhousing.org)

## CDARPO Technology Forum

I was asked to do a technology column for CDARPO and since I haven't received any questions for this month, I thought I'd throw in a couple simple tips that you may want to consider. I have found that having a web page is an excellent way of supplementing any advertising you are doing on Craigslist or in a local newspaper. If you think that is beyond your capacity, believe me it is easier than putting your ad on craigslist. What many people don't realize is that a web page can be as simple as typing a document and saving it. The key is when you save it you want to save it as an html file. Still sound complicated? It isn't. If you are using MS Word, just use the save as option and choose the web page or html selection. It doesn't matter what you put in your document, it will be saved as a web page. If you are using notepad, then save the document as "docName.html" using whatever name you want, followed by a period and the letters html. That's all it takes. Now, how can you make that web page available to the rest of the planet? If you have a roadrunner internet account you actually are given some webspace and can upload your web page there. However, I have an easier way. Get a free subscription to dropbox ([www.dropbox.com](http://www.dropbox.com)), which will create a folder on your computer that will look like any other folder. However, the neat part of this is when you put something in that folder; it automatically gets pulled up into the dropbox server and can be accessed by anyone. When you use dropbox, you will get several folders within it, one of which is called "public". If you use that one, you can right click on the file name, see something called "copy public link" and click on that and you will automatically copy the address that will access your on line file! If you put that link in your ad, people can click on it. Why would you do that? Because you can put a lot more info, including pictures, about your rental than you can in a newspaper ad. You can also use it to put up documents like general rules about your apartments that all your tenants will have access to. If you want any help doing any of this, just email me at [cdarpo@csatennis.com](mailto:cdarpo@csatennis.com).

- Bob Rosenblum

## October 11<sup>th</sup> Meeting

Michael Jacobson, Executive Director of Capital District Habitat for Humanity will be the guest speaker at our October 11th meeting followed by Tarasha Darden-McKoy, Educator of Family Consumer Science for Cornell Cooperative Extension of Rensselaer County.

This discussion will be followed by our Problem Solving and Speak-Up session as well as networking around the Refreshment and Resource Tables.

## September 13<sup>th</sup> Speaker Summary

Nicholas Mattiello, Financial Advisor with Merrill Lynch spoke at our last meeting. Mr. Mattiello spoke about the importance of developing and maintaining a robust financial plan and offered to help our members develop a plan at no cost. Patrick McGreal, one of Mr. Mattiello's partners, gave some insight on some alternative lending strategies available through Merrill Lynch.

If you are interested in learning more about any of these services, Nicholas can be reached at (518) 462-8358 or [Nicholas.Mattiello@ml.com](mailto:Nicholas.Mattiello@ml.com)

## Fall Events

### Troy Farmer's Market:

Only two months left of the summer season! Don't miss out on this fabulous event every Saturday from 9:00am to 1:00pm. The market has been moved from the River Front Park to River Street due to construction at the park. This allows for a very vibrant atmosphere as the local stores have a chance to participate in the event. With more than 50 food growers, bakers, chefs and artisans you'll be sure to find an eclectic mix for your table.

### Goold Orchard Apple Festival & Craft Show:

Columbus Day weekend, October 6 & 7 9:00 am to 5:00 pm. Admission for adults is just \$8, and children 12 and under are free. Discover goodies for yourself or to give as gifts as you travel from one crafter's tent to another at the Goold Orchard Apple Festival & Craft Show!

### Wolfs Oktoberfest Block Party 2012:

Saturday October 6<sup>th</sup> 11:00 am to 7:00 pm in front of 895 Broadway in Albany. German Beer tents, Dachshund Races, Live Music, Stein Holding Competition and more! This is always a fun event, come enjoy the festivities!

## CDARPO Classifieds

### For Sale/Free

#### HOUSE FOR SALE IN ALBANY - \$69,900

Single family, Schuyler Mansion area. Near schools, library and bus line.

3 bed rooms, 1-1/2 baths, living room, dining room, large country kitchen with plenty of counter and cupboard space, antique Hoosier style cabinet, dining room has hardwood floors, large closets, linen closet, washer dryer hook ups, new carpet, new silicon roof. Building is brick with aluminum siding on front. New stoop, 150 amp electric service, gas hot water heat, wall safe (with combination).

Owner will hold mortgage for 10% down payment @4.5% for 20 years. Suitable for small family or as an investment. It rents for about \$1000 per month, low taxes, mortgage, taxes and insurance would net a profit of about \$500 per month.

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House can be shown at anytime.

#### Free window sashes in Troy

Several huge wood window sashes with glass, various sizes. Smallest width is 34 inches up to 48 inches. Could use for art projects, green house, or what have you. Need a truck and two people. Call William Hughes 845-702-0943. ASAP

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Please send your **For Sale/Free** and **Items Wanted** to Nicholas Mattiello at [nmattiello@gmail.com](mailto:nmattiello@gmail.com) with details to be included in next month's Newsletter

## Editor's Corner

- Building a stronger CDARPO


Our members are a diverse group; ranging from commercial property owners managing multiple buildings and units to new landlords with a unit or two who are just learning the ropes. We are an organization committed to helping one another to be the best landlords that we can be. We strive to be leader of our communities and set an example for landlords-to-be in our cities. When I joined CDARPO, I was excited about the opportunity to learn from my peers. My experience so far has been nothing short of welcoming and informative. Now that I've entrenched myself deeper within the organization by taking on the challenge of becoming the Newsletter editor I'm excited about the opportunity to help us grow our membership and strengthen our presence in the capital region. This is a task that all members must bear. We should wear our membership as a badge of honor. If you know another Landlord who is not a CDARPO member, you should be asking them "Why Not?" By not being a member you pass up valuable information and a strong network of people just like you who have solutions to the same problems that you face. So spread the word about CDARPO and be proud of what you have!

- Nicholas Mattiello  
CDARPO Newsletter Editor



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## Happy Halloween

It's that spooky time of year! Candy, costumes, and haunted houses are always something to look forward to this season. Unfortunately, it is also the time when teens find pranks and vandalism amusing. Here are some tips to help homeowners clean up eggs after the holiday.

You will need:

Towel, Hot Water, White Vinegar

1. Hose off the area thoroughly as soon as you spot it.
2. Remove excess egg and shells from house using a towel or rag.
3. Use a solution of one-half white vinegar and one-half warm water if any sign of the stain remains.
4. Soak a towel in the water/vinegar solution.
5. Place the towel against affected area for 15-20 minutes. Prop it in place with a board or ladder if necessary.
6. Remove the towel and rinse the area with a hose.
7. If the stain remains, rent a pressure washer. Look under "Pressure Washing" in the Yellow Pages.
8. Pressure wash the affected area, following instructions carefully. Generally, keep the stream at least a foot from the siding.

*Since egg is protein, you can also try using an enzyme-containing detergent (most detergents contain enzymes, but check the ingredients to be sure.) Make a paste with cold water and apply to the egged area. Rinse thoroughly.*



Michael J. McManus

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Albany, Rensselaer, Troy, Saratoga, and Schenectady counties.**

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Already a member? Renew your CDARPO membership for 2012.

Find our membership form on-line at [www.cdarpo.org](http://www.cdarpo.org).

Know of 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 will send them newsletters and information.

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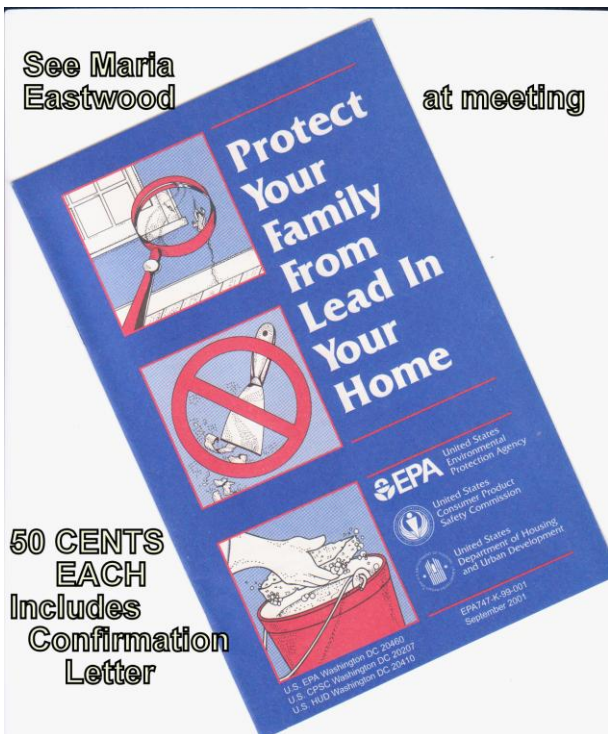
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**We offer 10 newsletters each year, general meetings with professional speakers, and members with years of experience.**

## **Next Meeting Thursday, October 11<sup>th</sup>**

**Albany Airport Hotel in Latham  
(Formerly the Ramada inn)**

946 New Loudon Rd. (Rte 9) Latham, NY  
Approximately one mile north of the Latham Traffic Circle,  
on the left hand side, across from the Hess Station.  
Questions: (518) 433-7377

**Michael Jacobson**

Executive Director  
Capital District Habitat for Humanity

**Tarasha Darde-McKoy**

Educator of Family Consumer Science  
Cornell Cooperative Extension of Rensselaer County

**Meetings are held on the 2<sup>nd</sup> Thursday of each month  
September – June.**

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