



Newsletter

September 2012

CDARPO

Capital District Association of Rental Property Owners



DIY Kitchen of an anonymous CDARPO member
Please submit your photos and descriptions to Nicholas Mattiello
(nmattiello@gmail.com) or Ray Koloski (rayhats@gmail.com)

Next Meeting
Thursday, September 13th

Nicholas Mattiello

Financial Advisor
Merrill Lynch

Details on page 5.

Speak-Up

**Networking around the
Refreshment and Resource Tables**

Advice to the Houselorn

by Mac Mowbray

Our first problem comes from another new landlord. It is her first problem (Let's hope they are all this easy).

My tenant moved out unexpectedly due to a legit family emergency and left the apt. fairly clean. With one BIG exception. The broiler pan in the stove looks like she burned toxic waste for a year. Burned grease a half inch thick. I tried chipping it out with a putty knife and did not have much luck at all. Oven cleaner did very little to help. What suggestions can you offer? Please don't say: "Buy a new one" I tried and I can't find one that will fit.

Mac says: Line the broiler pan with several layers of paper towel. Pour a couple of cups of straight ammonia in to the pan. Put the pan, taking care not to breathe the fumes or spill the ammonia, into a plastic bag and fasten it tightly. Let it sit over night and then try cleaning it again. Give me a call if it does not work and I will do some more research.

This must be housekeeping month! Ravena asks what to do about musty closets. My tenants were elderly and when they moved out, they left the closets smelly of must and moth balls. I have scrubbed every square inch of the closets and they still smell.

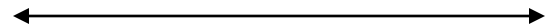
Mac says: Scrub them again, using a bleach solution as suggested on the bleach label. If that does not work, place a pan of baking soda on the shelf and on the floor for a couple of days. Just for good measure,

hang a couple of dryer sheets on some coat hangers. If that does not work, prime the closet with BIN alcohol primer and repaint the closets. If the floor is wood, coat it with shellac.

I had the usual assortment of roof questions from persons with flat roofs. I will sum them up with the following suggestions: Clean out the drains and make sure protective screens are in place. You should do this after all wind storms and heavy rains. Patch any cracks and holes. Trim all trees and scrubs that are close to the house. Make sure the down spouts are free of twigs and leaves and small critters that might have nested there during the dry spell.

Troy has a simple one. I have a low stairway going to the basement laundry and the taller tenants are always hitting their head on the step. Help. Easy, get a cheap piece of mirror and cut it the size of the back of the step they hit themselves on. As soon as they see themselves, they will duck.

See you next month!



Mac Mowbray
(463-4310 or gmm400@hotmail.com)

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President's Message

Deal with your demons...

I hope that everyone had a wonderful summer season surrounded by friends and family. CDARPO members traveled the world in search of the much needed rest and relaxation that will enable us to face the challenges of the Capital Region in the fall and winter. Destinations included pilgrimages to Disney to see "The Mouse", various Caribbean islands, Europe, South America, and Sin City, also known as Las Vegas. I have been fortunate enough to see some beautiful photographs and hear of family reunions, exotic meals, great adventures and fantastic ports of call. No information was offered regarding the trips to Nevada since what happens in Vegas stays in Vegas.

CDARPO Board Members and Directors have continued to move forward as the masses have recharged their mental and physical batteries. Thanks to the urgings of Maria Eastwood, Nicholas Mattiello has boldly stepped forward to take charge of our online and printed newsletter. We all thank him for answering the call to service. Joe Van Alphen and Ray Koloski have taken time out of their busy schedules to work with Nick to ensure a smooth transition. They are wise, he is smart, and we will be just fine.

Thanks to our resident internet wizard Bob Newberry, the long awaited "Tenant Directory" is here! CDARPO members will soon have the ability to list current and past tenants on our web site. This Directory should be used as one of many sources of information when evaluating the overall eligibility of your rental applicants.

Many of our more experienced landlords warned me early on that the rental market in the Capital District has peaks and valleys. As the days grow shorter and the nights colder, movement slows and the focus shifts

from habitation to hibernation. Before things get gloomy, deal with your demons before they deal with you. Check out gutters, drains, windows, doors, insulation and heating systems prior to them failing in the middle of the winter.

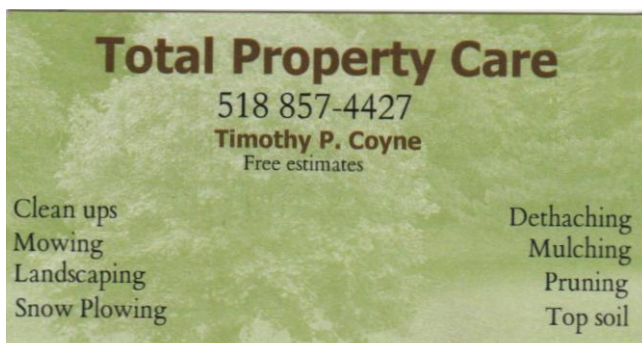
Review your paper work to ensure that your applications, notifications and leases are solid legal documents.

In our business, demons manifest themselves most often in human form. Make sure that your tenants are financially current. Have a targeted conversation with the tenant who is a little less than clean. In the winter, rodents and pests also want to be warm and cozy and a pile of junk is a welcome sign for infestation. In the end, the landlord will be stuck with a code violation as well as a hefty extermination bill.

You are aware of those things that you have let slip to the back of your priority list. If it was important enough for you, as a conscientious landlord, to take note of it in the first place then it is important enough for you to address. And, not addressing concerns will have dire consequences; a neglected heating system will fail in the middle of the winter when plumbers are in their peak season and a busy or delinquent tenant will pay your arrears to another landlord as a security deposit and leave you high and dry.

As the CDARPO Board of Directors address some long standing challenges, we invite our members to do likewise. Deal with your demons before they deal with you!

--Terrance Wansley, President



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Section 8 Voucher Payment Standards

Are you considering becoming a section 8 landlord? If you are, the below payment table may help you make your decision:

Bedroom Size	Fair Market Rent & Voucher Payment
0 Bedroom	\$687
1 Bedroom	\$713
2 Bedroom	\$870
3 Bedroom	\$1,041
4 Bedroom	\$1,138
5 Bedroom	\$1,308
6 Bedroom	\$1,479
7 Bedroom	\$1,650

Effective 7/01/2012

(Source: Albany Housing Authority)

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!

Save advertising cost!

AHA completes criminal background checks for you.

AHA completes yearly HQS Inspection.

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

If the client's income goes down, 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 at: (518) 641-7500 or on the web at www.albanyhousing.org

CDARPO Technology Forum

How Can Technology Work For You? Ask Bob!

Computers are not only part of our everyday life; they are an effective and important tool for managing our properties. You can get along without them, but they will make life so much easier if you use them.

Right now, I use them to design web pages, keep track of my expenses, remind me to attend meetings, and let me know when leases are up. They contain all my tax information for my accountant and help me to advertise my properties.

I have a lot of experience with computers. I have an associates degree in computer science and I have been working on web pages since the late 1990's. I am a professional computer programmer who loves tinkering with my computer software and helping other people make better use of their computers.

If anyone in CDARPO has any computer related questions, email me at computers@csatenis.com and I will answer them in our newsletter.

I look forward to hearing about any issues or comments that you have.

--Bob Rosenblum



John T. Keenan, III

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www.keenanlegal.com

September 13th Meeting

Nicholas Mattiello, Financial Advisor with Merrill Lynch will be the guest speaker at our September 13th meeting.

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

June 14th Speaker Summary

Jeffrey Jamison Esq., Director of Albany's Division of Building and Regulatory Compliance (Codes), spoke at our last meeting. Mr. Jamison spoke about his vision for code enforcement going forward.

CDARPO will keep in touch with Mr. Jamison in order to obtain future updates from his department.

Troy Topics:

Statewide Neighborhood Revitalization Conference

(Excerpt taken from <http://nyneighborhoods.org/2012/>)

On September 21st and 22nd, Troy will hold the first annual Statewide Neighborhood Revitalization Conference, a grassroots effort to share information about community-building efforts throughout New York State. The conference will be held at Russell Sage College in Troy.

Things will kick off on Friday evening, Sept. 21st, with a free, open to the public keynote address from famed writer, speaker, and local activist James Kunstler, author of *The Long Emergency* and *The Geography of Nowhere*. You won't want to miss hearing his interesting perspective

Registration for workshops and discussions on Saturday, September 22nd, will open soon at <http://nyneighborhoods.org/2012/>. The day's events will start early with breakfast and another keynote speech this time from housing, planning, and community development advocate and scholar Alan Mallach, a senior fellow at the Brookings Institution. Following will be a large panel discussion and breakout workshops on a variety of interesting topics with community leaders from across New York State.

If you would like to help out at this event, organizers are looking for volunteers! Please contact Dorcas Rose at icatrov@verizon.net for more information.

New! CDARPO Classifieds

We are starting a classified section!

Owning rental properties often comes with the burden (or perks...depending how you look at it) of tenants leaving behind items they don't want or are too lazy to move. We have all been there. Some of the items you just can't bear to throw away, but also don't have the space or need for them. Whether you have something you'd like to sell, or just give away, here's the place to do it. To kick it off; below are some items I have for sale:

For Sale:

Bissell Pet Hair Eraser Vacuum- \$30



Nicholas Mattiello
(518)488-2963
nmattiello@gmail.com

Bowflex Power Pro - \$200 Includes leg attachment



Nicholas Mattiello
(518)488-2963
nmattiello@gmail.com

Murphy Bed Frame - \$50

Ray Koloski
(518)588-6588
rayhats@gmail.com



(Not Actual Item)

Everyone has a wish list. If there is something you desire, post it here! One man's trash is another man's treasure. You might be looking for just the thing someone else is trying to get rid of.

Wanted:

- Pedestal Bathroom Sink
- Vanity
- Bathroom Lighting Fixtures
- Bathroom Exhaust Fan

Please contact Nicholas Mattiello if you have any of the above wanted items.

If you have any items you would like to sell/give away or if there is something you are looking for please email a photo and your asking price to Nicholas Mattiello at nmattiello@gmail.com

TRIP & RCHR Green Fair

(Excerpt taken from <http://nyneighborhoods.org/2012/>)

September 29th | 9am – 1pm | Troy Marina Parking Lot

Do you have a pile of old electronics taking up space in your house or garage? Have you ever considered home composting? And what's the deal with solar energy?

All of these questions and more will be answered at **TRIP & RCHR's first annual Green Fair on Saturday, September 29, 2012** at the Troy Marina Parking Lot (just north of the Green Island Bridge). Underwritten by Citizens Bank Foundation and in partnership with Rensselaer County and the City of Troy, TRIP & RCHR will host eLot Recycling and local organizations to provide an array of Capital Region eco-knowledge. Invited groups include: Cornell Cooperative Extension, Real Goods Solar, Transition Troy, Troy Shares, CEO, Troy Bike Rescue, Habitat for Humanity, and others

The Green Fair will run from **9am - 1pm and is open to the public**. eLot will be accepting "almost anything that plugs in" for free recycling while other groups and agencies will offer information and demonstrations at our educational expo.

Organizations interested in exhibiting at this event may contact Mary at TRIP, marv@triponline.org or [518-272-8289](tel:518-272-8289) x213. We hope to see you there!



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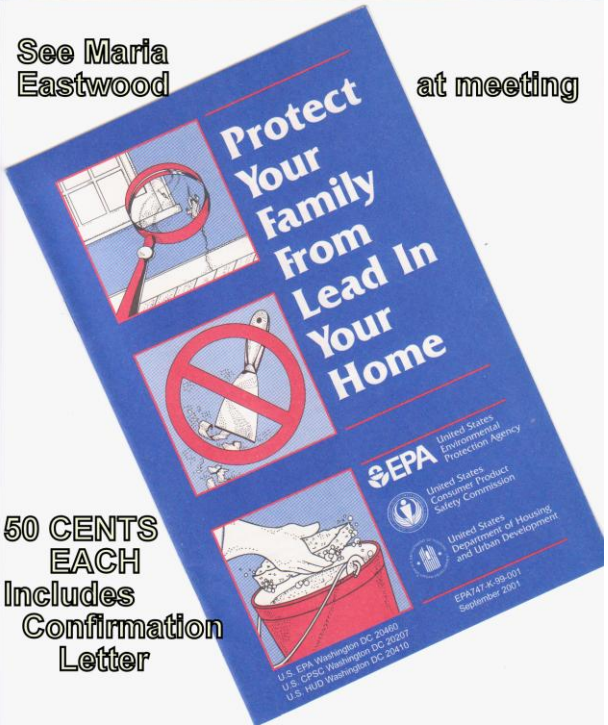
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See Maria Eastwood **at meeting**



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Includes Confirmation Letter

We are the Capital District Association of Rental Property Owners

**CDARPO members represent the entire Capital District –
Albany, Rensselaer, Troy, Saratoga, and Schenectady counties.**

Please join us!

Dues are \$45 emailed newsletter or \$50 snailmail newsletter.

Already a member? Renew your CDARPO membership for 2012.

Find our membership form on-line at 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 or call (518) 433-7377. We will send them newsletters and information.

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Display Size	3 mos	6 mos	1 year
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¼ Page	\$ 160	\$ 300	\$ 460
½ Page	\$ 300	\$ 500	\$ 800

Members & Business Affiliates

25% Discount

Display Size	3 mos	6 mos	1 year
Business Card	\$ 68	\$ 132	\$ 200
¼ Page	\$ 120	\$ 225	\$ 345
½ Page	\$ 225	\$ 375	\$ 600

2012 Board of Directors

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CDARPO NEWS is published by the
Capital **D**istrict **A**ssociation of **R**ental **P**roperty **O**wners.

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helping
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See us at:

www.cdarpo.org

CDARPO

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Phone: 518 433-7377

**E-Mail:
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CDARPO can help.

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

Next Meeting Thursday, September 13th

Ramada Inn Latham

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

Nicholas Mattiello

Financial Advisor
Merrill Lynch

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

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