



# Newsletter

## April 2013

# CDARPO

Capital District Association of Rental Property Owners



Photo: Michael Guidice of Albany Landbank addressing CDARPO members at our March Meeting. 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, April 11<sup>th</sup>

#### CDARPO How-To Workshop:

Tenant Directory  
Landlord Paperwork  
Joining Yahoo! Groups

*Bring your Lap Top!!*

Details on page 4

#### Speak-Up

Networking around the  
Refreshment and Resource Tables

# Advice to the Houselorn

by Mac Mowbray

**It's spring** (I think) and a number of questions have come to me regarding items that I regard as "Spring Cleaning". This was not a particularly severe winter as winters go, but certain things occur due to the freeze and thaw cycle. Cracks appear in concrete, plaster walls develop mysterious cracks, bricks spall, and foundations crumble. In addition paint, putty and caulk begin to fail. The generic answer is to correct these conditions as soon as possible. None of these things will fix themselves. Doing it right away prevents a small job from becoming a big one. Cracked roof slates, broken shingles, detached or clogged gutters all must be addressed. Many of these issues you can remedy yourself. If you let this stuff go, I can assure you it will wind up being costly. In spite of the employment situation these days, no one works cheap. If they do, chances are you will get exactly what you pay for and maybe less. None of these issues are rocket science. They are part of the dreary side of owning property. Even if you have maintenance staff, remember you still have to tell them what to do. Very few of them will look for stuff to do. If you are a "newbie" at building maintenance and ownership, I would suggest a good book on home repair and Do It Yourself projects. These publications will allow you to determine whether or not you should tackle the job yourself. If you are lucky enough to have a maintenance staff, you will be able to properly instruct them as to how to do the job. Pulling information off the internet is great for specific projects, but having a book to browse through will alert you to things that should be done that you never even thought of.

**A new building owner inquires about insulation:** The floor of the attic in my building is fully insulated. I would like to insulate the ceiling because I plan to store some items there that should have some protection from the heat. I do not plan to cool or heat the space. Can I just

have someone tack up some rolled fiberglass insulation between the joists?

**Mac answers:** I would advise an experienced or licensed insulation contractor when doing this kind of work. You have to take into consideration issues of ventilation. If not done properly moisture can accumulate and result in mold. Also, even with insulation the attic will still be as hot as the hinges of Hell in July and August. You should find out just how much heat those items can handle.

**Uptown Albany has a paint question:** If spring ever comes, I plan to paint the fire escape on the back of my house. What do I use? The man at the paint store tried to sell me some latex paint, I didn't buy it because the fire escape has some rust on it and I was afraid it would bleed through.

**That was wise!** Latex paint is great for many applications; fire escapes are not one of them. Use a good quality oil based enamel designed for use on outdoor metal. Follow the directions carefully, you do not want to do this again, you will not enjoy it. If you plan to hire it out, be sure to vet the worker carefully. They should have adequate insurance. If they plan to spray it, make sure they cover everything. If they overspray and wind blows paint on the neighbor's houses or cars, no one will be happy. You want someone who has painted fire escapes before. Don't let them use latex. On a side note; latex does not hold up well on outdoor steps or porches.

**Last but not least:** you should have changed out the batteries in the smoke and carbon monoxide detectors when you changed your clocks. It is the cheapest insurance you can buy.

See you next month, Call 463-4310 or [gmm400@hotmail.com](mailto:gmm400@hotmail.com)

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## Tenant Responsibilities

Last month, a question was raised at CDARPO's membership meeting regarding our tenant's responsibilities in regards to our properties. As landlords we are constantly reminded of our responsibilities when it comes to maintaining our properties. But what about our tenants? What are their responsibilities? Surely, we shouldn't have to bear all the liability on our own to maintain the living space that we provide.

The following information was sent to me from one of our members. It is specific to rental property owners in Albany. Therefore, I encourage our members in the surrounding municipalities to check your local laws. As indicated below, our tenants do have responsibilities to maintain their living space. I included the section of the city code for your reference.

### **§ 231-101. Responsibilities of occupants.** [Amended 11-2-1987]

A. In conjunction with the owner of the premises, occupants of dwelling units shall be responsible for compliance with this Code in regard to the following:  
[Amended 9-18-1995 by Ord. No. 19.51.94]

- (1) Occupancy limitations and its lawfully permitted use.
- (2) Maintenance in a clean, safe and sanitary condition.
- (3) Maintenance of plumbing, cooking and refrigeration equipment, appliances, fixtures and facilities, in a clean and sanitary condition, and

providing reasonable care in the operation and use thereof.

- (4) Keeping exits free and clear.
- (5) Disposing of garbage and refuse into provided facilities in a sanitary manner, and keeping the premises free and clear therefrom.
- (6) Keeping domestic animals and pets in an appropriate manner and under control.

### **CARBON MONOXIDE DETECTORS**

§ 133-78.14. Battery removal violation; penalty.  
Except as hereinafter provided, it shall be unlawful for any person to remove batteries from a carbon monoxide detector required under this article or in any way to make inoperable a carbon monoxide detector required under this article. This provision shall not apply to any building owner or manager or his agent in the normal procedure of replacing batteries.

§ 133-78.15. Owner's/tenant's responsibilities.  
The owner of a structure shall supply and install required carbon monoxide detectors. The owner shall test and maintain carbon monoxide detectors located other than in a dwelling unit. The owner shall provide written information regarding carbon monoxide testing and maintenance to at least one adult tenant in each dwelling unit. **The tenant shall test, provide general maintenance and replace required batteries for carbon monoxide detectors located in the tenant's dwelling unit.**

## March Speaker Review

CDARPO had the good fortune to have two great speakers at our March meeting. Michael Guidice from the Albany Land Bank (which was voted down in January) spoke about Land Banks in general and the benefits they could provide to the community. He raised awareness about the issue and our members are now more informed. Michael also assured us that although the measure was voted down, all is not lost. Mike has agreed to keep me informed of any new developments in regards to the Land Bank and any plans to deal with vacant properties and foreclosures. I'll be keeping our membership up to date through our newsletter.

Our second speak was Greg Phillips, Commercial Loan Officer with the First National Bank of Scotia. Greg provided the group with valuable information about what the bank looks for when making a commercial loan. Many of our members own multiple properties or multi-unit properties with more than 4 units that don't qualify for conventional loans. If you are looking for financing, feel free to reach out to Greg for assistance at (518) 587-1611.

Nicholas Mattiello  
CDARPO Editor

## CDARPO April 11<sup>th</sup> Meeting

### *Technology Workshop*

This month, instead of an informational speaker as we've typically had at our membership meetings, we will be having a hands-on workshop to help our members understand the benefits that are available to the CDARPO membership. There is free WiFi access in the hotel and all members are encouraged to bring their lap tops or tablets. We will cover the following topics at the meeting:

- 1) How to access the members section of CDARPO.org
- 2) Tenant directory; how to access, how to add how to use
- 3) Landlord paperwork; what you need to know
- 4) Joining Yahoo! Groups.

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

## Troy Topics

The Troy City Council held a meeting on April 2 to discuss the pending Rental Occupancy Permit (ROP) regulations. CDARPO was cited by the presenting Councilperson as the source of information that "over half of the housing units in Troy are rental units", heightening the importance of this legislation. The first speaker from the audience was a landlord/lawyer who cited several Supreme Court cases that prohibited, under the 4<sup>th</sup> Amendment, municipal entities from entering any property without permission or a warrant. When challenged by the City Attorney that these entries are permitted in regulatory safety or health situations, the landlord/lawyer countered that one of the cases dealt with ROPs and gave the City Attorney copies of the citations. Several subsequent speakers cited the 4<sup>th</sup> Amendment, and other landlords vehemently stated they would prohibit entry under the proposed legislation. One tenant also stated she would not permit entry to her apartment.

We are making real progress in changing the vocabulary in Troy. The common terminology for landlords who don't live at their site had been the broad brush pejorative "absentee landlords". At this Council Meeting, city administration personnel, council members and several speakers used the much more balanced "negligent landlords", in those instances where the landlords were indeed negligent in their responsibilities as landlords. It should be noted that most CDARPO members are indeed "absentee landlords" but not "negligent landlords".

As a member of the Vacant Buildings Committee, I along with other members will on Saturday, April 6<sup>th</sup>, be cleaning out a vacant property to prepare it for sale by the City of Troy. We have obtained a \$150,000 grant to ready several properties for sale (rather than demolition) and this is the first step.

Ray Koloski



**John T. Keenan, III**

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## Graffiti Buster:

### *Fight back against illegal tagging*

Last week I went to my rental to update the door locks and add some dead bolts to the doors that didn't have them. On my way down the street I noticed that all the parking signs and the stop sign at the end of the street had been tagged with some unsightly graffiti. In the past I would have said to myself "I need to report that" and probably wouldn't have gotten around to it for a few weeks. But, with the technology we have these days... there's an app for that. I took out my smartphone, opened my Graffiti Busters app, took some photos and reported the graffiti. I then continued on to complete my tasks.

Graffiti Busters was developed by Tim Varney, a partner at Troy Web Consulting. The app lets users log in via Facebook or report the vandalism anonymously. It also uses the GPS on your iPhone or Android to pinpoint your location, you then take a photo of the graffiti or simply write a description of it and Graffiti Busters will automatically report the incident to the city via email. The email is monitored by both the Albany Police Department and the Department of General Services (DGS). The GPS location is tagged in the email to help the city filter out reports that are made outside the city limits. Last year DGS cleaned up more than 1,700 instances of graffiti.

Government use of mobile apps is increasingly common as smart phone use spreads. The FBI has an app that contains photos of its most-wanted fugitives as well as missing children. The city of Elk Grove, Calif., has an app for residents to report potholes, broken streetlights and other non-emergency nuisances.

Mr. Varney has said that once Troy Web Consulting has a feel for how Graffiti Buster works in the field, they'll produce variations of the app for other cities. The app is available for free through Apple's app store, and the Google Play store for android devices. Happy Busting!

Nicholas Mattiello  
CDARPO Editor

## CDARPO Classifieds

### Albany Apartments Available:

Address: 70 Dana Ave, Albany, NY  
Basement: 1 Bedroom \$650/ month  
1st Floor: 2 Bedroom \$825/ month  
2nd Floor: 2 Bedroom+ Office: \$850/ month  
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Contact Alex (518) 376-3338



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2nd Floor: 4 Bedrooms \$1,600/ month  
3rd Floor: 4 Bedrooms \$1,600/ month

Available mid-April  
Contact Alex (518) 376-3338



### Troy Apartments available:

Troy Raven has several apartments available. Please visit their website for details;  
<http://troyravenapartments.com>

## Troy's Landlord Training Program

*Maximize your return; minimize your aggravation*

### When

April 22 & 24 (Parts 1 & 2)  
6:00 – 8:00 PM

### Where

TRIP

415 River Street, 2<sup>nd</sup> Floor  
Troy, NY 12180  
(North of the Green Island Bridge)

### Learn About

- Effective Tenant Screening
- Lead Rules & Resources
  - Code Enforcement
  - Eviction Process
- Nuisance Abatement
- Smoke Free Housing

Please register by, April 15<sup>th</sup> to ensure your Seat:  
[www.triponline.org](http://www.triponline.org) or TRIP's HomeOwnership Center  
at 690-0020 x221

\$15 Materials fee includes light dinner

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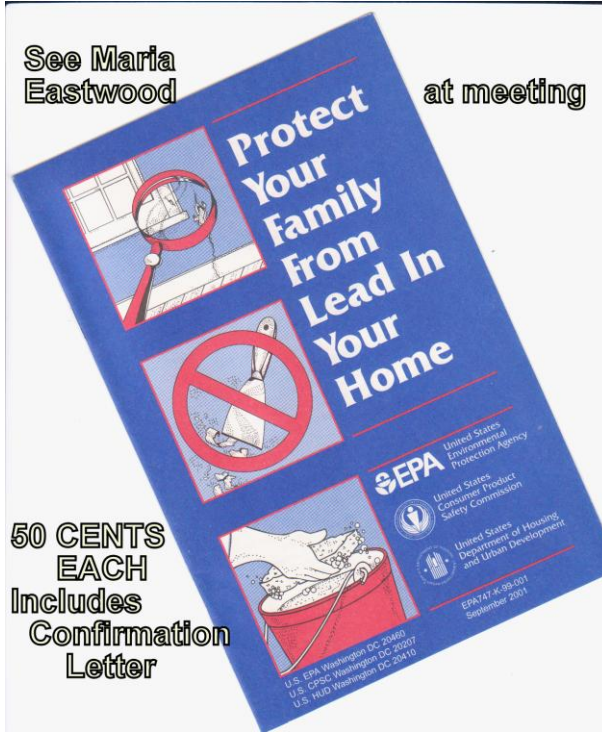
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See Maria  
Eastwood

at meeting



## 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](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.

### Advertisers!

Reach more landlords now on-line.

[www.cdarpo.org](http://www.cdarpo.org).

#### Non-members

Display Size	3 mos	6 mos	1 year
Business Card	\$ 90	\$ 175	\$ 265
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

## 2013 Board of Directors

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## **CDARPO**

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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, April 11th**

**The Albany Airport Hotel  
Formerly The Ramada Inn  
7:00pm – 9:00pm**

**946 New Loudon Rd  
Latham, NY 12110**

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

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