



Newsletter

May 2013

CDARPO

Capital District Association of Rental Property Owners



CDARPO Editor, Nicholas Mattiello's, renovated bathroom (Before and After). Please submit your photos and descriptions to Nicholas Mattiello (nmattiello@gmail.com)

Next Meeting

Thursday, May 9th

Featured Speaker:

Emily Rossier
Candidate for City Council of Troy

Details on page 4

Speak-Up

Networking around the
Refreshment and Resource Tables

Advice to the Houselorn

by Mac Mowbray

I have had several calls from Albany, Schenectady and Troy areas regarding problems with Clothes Dryer Vents. This is probably in response to a newspaper article by Angie Hicks, the creator of Angie's List.

As a landlord, you know THE TENANT IS NOT GOING TO CLEAN THE DRYER VENT!!! So if you supply any of your tenants with dryers, you might want to clean the dryer hoses and better yet, replace those old style ribbed white/foil flexible ones. They catch too much lint and can clog up and cause a fire. It also decreases the operation of the dryer and it takes much longer to dry the clothes and therefore costs someone (maybe you) more money. Currently all dryer manufacturers suggest that you have the rigid, non-flexible vent pipe. Even if you have the non-flexible vent pipe, it is very important to have it cleaned at least every two years. As soon as you have this done, you will notice that the dryer works better and is not failing. If you supply a dryer for a multi unit building, this is a must for safety and efficiency. I suggest doing it every year at a specific time, for example when you change the batteries in the detectors. The longer a vent pipe is, the more likely you are to have a clog. There are devices to do this yourself, consult the dealer who supplied you with the dryer.

A brand new landlord, (the closing was last week), calls and asks: What tools should I buy? I don't have any. My old landlord seemed to have tons of them. Now that I own a house I guess I should get my own.

Mac answers: You old timers are going to love this. We all have tools which we use once every 5 years and they are priceless for certain jobs. However, you cannot anticipate when and if you will use every kind of tool. I suggest you start with the basics listed below. You can pick up all kinds of stuff at garage sales, thrift shops and auctions after you buy the basics. You should start going to these things anyway because you will be able to pick up all kinds of things you will need for your building. If you have storage, you can stockpile stuff for that kitchen or bath upgrade.

Anyway back to the start up tool kit. It's best to buy a nice metal toolbox. Paint your name on it and put your name or initials on all of your tools so people will not pick them up and think they are theirs. A good way to keep your tools is to spray paint the

handles an odd color so you can spot them. Screw drivers especially disappear with great regularity. Here goes:

Measuring and Marking tools: 16 to 25 ft measuring tape, a small combination square, a scratch awl and a carpenters pencil, and a small level.

Fastening and unfastening tools: A good quality claw hammer, a nail set, a heavy duty staple gun, a good set of screw drivers, (do not purchase at the dollar store) you should start with a medium size of each of these types of screw drivers: Standard flat blade, phillips head, a star shaped one and a square drive. Next an electric drill with a small set of good bits (again not from the dollar store, these take a beating). Next come the gripping tools, you will want a pair of slip joint pliers (AKA channel locks), a couple of adjustable wrenches medium and small, crescent type. A pair of Needle nose (long nose) pliers, 3 or 4 open ended wrenches and a nut driver (looks like a screw driver)

Cutting and shaping tools: A general purpose wood saw (for both cross cutting and rip cutting) a rasp and a wood file. Also a couple of metal files are useful, one flat and one triangular. A sheetrock (Utility) knife with extra blades. A putty knife and a hack saw are also handy.

These are bare bones basics; you may want a circular saw or other small electric saw or a Sawzall for demolition. You will discover what else is needed as you encounter jobs around the building.

Selkirk has a door bell problem: My door bell does not work, it is wired into something I am told is a transformer.

Mac says: First check the circuit breaker or fuse to see if it is ok. If it is, check the push button itself. If it is cracked, corroded or loose, replace it. If that does not work, replace the bell or buzzer itself, lastly replace the transformer (be sure to turn off the breaker or unscrew the fuse) If all of that fails, you have a choice, call an electrician or buy a remote bell with no wires. They are available for single and multiple use (more than one tenant) However, the batteries in the push buttons have to be replaced periodically.

See you next month

Call 463-4310 or email gmm400@hotmail.com

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City of Albany Spring Cleanup Schedule

As many of you may already know, every spring, the City of Albany designates a day, based on your geographic location in the city, when you can put as much garbage on the curb as you want and the city will come clean it up. This is a great opportunity to clean out that apartment, basement, or garage. Let your tenants know to so that they can get rid of the smelly couch that's been sitting in the foyer all winter! Only residents who live in residential dwellings with four (4) or less units may participate in this program. There were a few days that past in April, but below is the remaining schedule for this season's "Spring Cleanup" in Albany:

If your normal collection day is **Monday** and you live in the South End, South of Morton Avenue or East of Delaware Avenue, your spring cleanup is on **Monday, May 6, 2013.**

If your normal collection day is **Tuesday** your Spring Cleanup day was on Tuesday, April 23, 2013.

If your normal collection day is **Wednesday** and you live between the boundaries of Washington Avenue to Clinton Avenue and Manning Blvd. to Henry Johnson Blvd., your spring cleanup is on **Wednesday, May 15, 2013.**

If your normal collection day is **Wednesday** and you live between the boundaries of Madison Avenue to New Scotland Avenue and Delaware Avenue to Manning Blvd., your spring cleanup is on **Wednesday, May 22, 2013.**

If your normal collection day is **Wednesday** and you

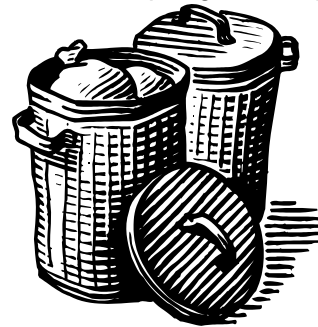
live between the boundaries of Washington Avenue to Madison Avenue from Manning Blvd to Lake Avenue, your spring cleanup is on **Wednesday, May 29, 2013.**

If your normal collection day is **Thursday** your spring cleanup day is on **Thursday, May 2, 2013.**

If your normal collection day is **Friday** and you live on the south side of Central Avenue (from Partridge St. to Yarbrough Ave.), North of Western Avenue, your spring cleanup is on **Friday, April 15, 2013.**

If your normal collection day is **Friday** and you live between Henry Johnson Blvd. and Grant Ave on the north side of Clinton Ave. including Shaker Road and St. Agnes Drive on the South side of Clinton Avenue from Henry Johnson Blvd. to North Pearl Street your spring cleanup is on **Friday, April 26, 2013.**

Trash should be placed curbside, after 7p.m., the evening prior to your scheduled spring cleanup day. Hazardous Waste is never accepted curbside even on spring cleanup days. Please call the Department of General Services at 434-CITY with any questions regarding the Household Spring Cleanup.



April Meeting Review

Our April meeting was not our typical speaker presentation. Our very own Bob McRae hosted a hands-on information session which was focused on how to use the www.CDARPO.org website and generally how to get the most out of your CDARPO membership. If you haven't logged in yet, we recommend you do in order to see what the site provides and how it can be beneficial to you.

We spent some time learning how to access and add to the long awaited tenant directory. In a previous newsletter, I posted information on how to access and

add to the tenant directory. Here's a quick recap:

- 1) Log in to at www.CDARPO.org
- 2) Click on your name in the upper right corner of your browser.
- 3) Hover over the CDARPO on the left (next to the icon of the cog and under the profile link)
- 4) A menu will appear, click "Add Tenant" to add your tenants

Again, we are encouraging all our members to populate the directory with current and past tenants in order to create a robust directory.

Nicholas Mattiello
CDARPO Editor

CDARPO May 9th Meeting

Our featured speaker this month will be Emily Rossier, Candidate for City Council of Troy. Emily is a community and sustainability advocate who is ready to be a part of a government that is truly of, by, and for the people. We will have the ability to get Emily's perspective on many of the issues that face our membership.



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

Troy Topics



3056 6th Ave 3058 6th Ave 3270 6th Ave 3320 6th Ave

The Vacant Buildings Committee of Troy has been very active in preparing selected vacant buildings for sale by the city. A few weeks ago committee members and other volunteers cleaned out 3056 6th Avenue, and in the process filled a large dump truck to the point in which it was overflowing with furniture, appliances, carpet and other assorted debris.

The group's next project is 3058 6th Avenue to be cleaned out on April 27th, followed by 3270 and 3320 6th Avenue. The result will be a much-improved neighborhood. A \$135,000 grant has been obtained to provide stabilization and necessary repairs for other vacant buildings.

At the last Board meeting, CDARPO formulated a plan to take on one of the vacant Troy buildings and as an organization clean out and restore the building to salable condition. The Vacant Buildings Committee heartily endorsed the offer by CDARPO, with the full support of the city of Troy. Dedicated volunteers **in action** and making a real difference have replaced past inaction.

Ray Koloski



John T. Keenan, III

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Save the Date:
CDARPO Clam Bake
August 10th, 2013

This summer our CDARPO summer outing will be a Clam Bake at Krause's Grove, 2 Beach Road in Halfmoon, NY.

Our guests will have a choice of one of the following dinners (all dinner include picnic food):

Steak Roast:

Porterhouse or T-bone Charbroiled Steak, Baked Potato, Corn on the Cob, Salad, Steamed Clams, Coffee, Ice Cream and Dinner Rolls

Clam Bake:

½ Chicken, 2 Sausages, White Potato, Corn on the Cob, Salad, One Dozen Clams, Coffee, Ice Cream and Dinner Rolls

Lobster Bake:

1 ¼ lb. Lobster, Steamed Clams, Corn on the Cob, Salad, Coffee, Ice Cream and Dinner Rolls

Barbecue Chicken:

½ Chicken, Baked Potato, Corn on the Cob, Salad, Steamed Clams, Coffee, Ice Cream and Dinner Rolls

Our Day begins at 12:00 PM and goes to 8:00 PM with beer (including non-alcoholic beer) and soda being provided during these hours. To round out a fun-filled day, take advantage of the many recreational facilities, 3 volleyball courts, 4 horseshoe pits, bocci ball and softball on the Mohawk River!



CDARPO Classifieds

**Complete 48" Stand up Shower
(New in box) - \$150.00**

Direct to Stud installation. Includes base. I purchased this unit for my bathroom remodel over a year ago with the intention of removing the bath tub and I ended up keeping the tub and just replacing the surround. My loss is your gain.

Call Nicholas Mattiello – (518) 488-2963 or email nmattiello@gmail.com



Medicine Cabinet - \$50

White, Mirrored Medicine Cabinet. Perfect for your small bathroom remodel. The brand is Bertch (made in the USA!). Purchased off Craigslist brand new, never used. It turned out to be too big for the space I had. Unfortunately I cannot return it.

Call Nicholas Mattiello – (518) 488-2963 or email nmattiello@gmail.com



Lead Renovation, Repair, & Painting (RRP-Initial) Training Classes

Dates

May 16 – Albany Community Development Agency,
Albany

May 21 – Center Brunswick Fire Department,
Troy

Time

7:45 am registration/breakfast

8:00 am - 5:00 pm training

Locations

Albany Community Development Agency

200 Henry Johnson Blvd.

Albany, NY

Center Brunswick Fire Department

1045 Hoosick Road

Troy, NY

Contact

Questions can be answered by:

Nancy at 518-765-3521

NKL1@cornell.edu

OR

Lisa at 518-765-3512

LKC29@cornell.edu

PARTICIPANTS MUST PRE-REGISTER
Register- Call one of the contacts above

Or online:

https://pub.cce.cornell.edu/event_registration/main/events.cfm

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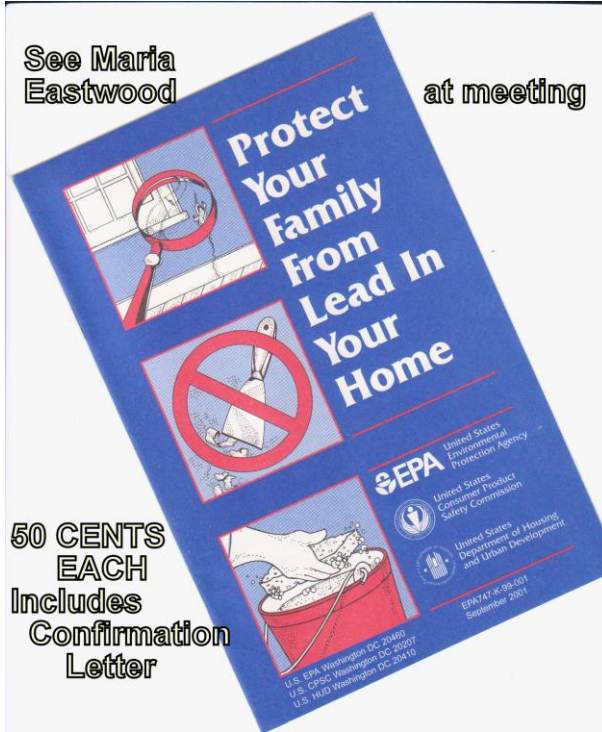
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See Maria
Eastwood

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.

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.

Advertisers!

Reach more landlords now on-line.

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

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Betty Ann Benware	<i>Treasurer</i>	469-7420

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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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***“Landlords
helping
landlords”***

We're on the Web!

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, May 9th

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

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

**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.