



Newsletter

January 2014

CDARPO

Capital District Association of Rental Property Owners



Please submit your photos and descriptions to Engels Rojas (engelsrojas82@gmail.com) or Ray Koloski (rayhats@gmail.com)

Next Meeting
Thursday, February 13th

Featured Speaker:

TBA

Details on page 4

Speak-Up

**Networking around the
Refreshment and Resource Tables**

Screening tenants – the importance of background checks.

by Trevor Thompson

...

As I have reviewed applications and met with prospective tenants it has been impressed to me, the importance of being thorough in your tenant screening. I have had 2 applications for this home that spoke clearly and politely on the phone, raised no flags when viewing the property, and by their rental applications, seemed to be well prepared and qualified to do business with me for no less that 12 months and maybe longer.

However, as I was verifying the information they presented it became clear. This is not someone that will fit into our system, or that we would choose to rent to. Here are some general reasons I have turned down tenants in the past - not necessarily these applicants.

1. Inflated income - I see this often. When applicants calculate their income it is sometimes wishful thinking. I understand rounding up, like paystub says \$1927, and they say "about \$2000". But occasionally I will receive an amount of the clear blue sky. In one case the stated income was inflated by just under 50%. That strategy did not work well for the mortgage industry. I ask for the paystubs in order to verify. Check the year to date figures to also give you an idea of if they work full or part-time, and give you an idea of time on the job.

2. Rental References - We like to see a history for the previous 3 years. I want to see that the dates don't leave large gaps between references. If I can't see 6 months or a year it is clearly worth a phone call to the applicant. On one past application I found a landlord that had been left out because of an eviction and the tenant knew the reference was bad. As a property manager, I am more likely to give you a new chance if my applicant lists the reference and explains the circumstances around what took place. I also realize that there are two sides to every story. I recently had a landlord tell me the applicant had destroyed the yard and home. By taking an extra 10 minutes in my travels around the city I drove by to see that this claim was greatly exaggerated. But, I brought it up with the applicant, asked for more information and reviewed my expectations for yard care. This applicant became my tenant and keeps a beautiful yard. I feel like it was worth the extra time and effort to train her as a tenant.

3. Past Due Balances - I rarely hear about past due balances still owed to a previous landlord from the applicant. This is the type of information you usually only get if you speak to the previous landlord. Sometimes the tenants are unaware of it, sometimes they are wishing it will just go away, but always I want it dealt with before I can do business with them. I have had 2 cases this past year where roommates applied and were denied because one roommate had a past due balance. In one case the other roommate also decided not to take a chance on that partner to a lease. By calling the previous landlord and asking this one question you can make an easy decision about who will respect you as a business owner and who will take advantage of you if you allow them to.

I also want to highlight a positive experience. I have another tenant that brought up their balance owed before making the application for my property. She explained that because of a job loss they were unable to complete a lease, moved out promptly, and made payment arrangements for the balance until the landlord could re-rent the property. I verified this with the documents and a phone call to the landlord. We also deducted the payment amount from their total verified income and they qualified without it. This shows me that the tenant is responsible, considerate of the landlords position, and making good on their responsibilities. She immediately rose to the top of my list and has rented from us for 5 months now without a hiccup. I expect that it will be a good relationship

I hope it is clear that meeting with an applicant and having a "good feeling" is not sufficient to enter into business with that person. I have heard it said, "In GOD we trust. In everyone else we collateralize." I would add that we also verify.

Source:

http://www.biggerpockets.com/blogs/4519/blog_posts/32760-screening-tenants---the-importance-of-background-checks

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LEAD RENOVATION, REPAIR, & PAINTING (RRP-INITIAL) TRAINING CLASSES January 2014

CLASS SIZE IS LIMITED—REGISTER TODAY—ALL TRAININGS ARE FREE

Funding provided by the Albany County Department of Health, the Rensselaer County Health Department, Schenectady County Public Health Services and NYS Homes and Community Renewal and NYS Housing Trust Fund Corporation



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, and landlords.

Trainings to become EPA certified are offered by Cornell Cooperative Extension Albany County, an EPA accredited training provider. This course is approved for purposes of certification under Section 402 of Toxic Substances Control Act (TSCA) for the respective discipline.

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.

New York State code officials successfully completing Cornell Cooperative Extension Albany County's 8 hour EPA RRP Initial training course will receive 8 CEUs. (Individuals must sign in, complete all paperwork, have their picture taken, pass the exam, and sign out. All students must follow these procedures to receive in-service training credit for this class.)

Dates

January 7—Albany Community Development Agency
January 9—Mechanicville Senior Center
January 16—Albany Jewish Community Center
January 23—Steinmetz Community Room
January 30—Rensselaer Ambulance Hall

Time

7:45 am registration/breakfast
8:00 am - 5:00 pm training

Locations

Albany Community Development Agency
200 Henry Johnson Blvd., Albany, NY 12210

Albany Jewish Community Center
340 Whitehall Road, Albany, NY 12208

Mechanicville Senior Center
178 North Main St., Mechanicville, NY 12118

Rensselaer Ambulance Hall
901 Third Street, Rensselaer, NY 12144

Steinmetz Community Room
120 Emmons Street, Schenectady, NY 12305

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—Send completed form below to:

Lead Training, P.O. Box 497, 24 Martin Road, Voorheesville, NY 12186
or online: https://pub.cce.cornell.edu/event_registration/main/events.cfm



ALL RRP INITIAL TRAININGS INCLUDE: Continental Breakfast * Lunch * Refreshments * Course Manuals & Materials

Please register me for the RRP Initial training:

Name: _____ Training _____
Address: _____ Date of Training _____
City: _____ State: _____ Zip: _____
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Phone: _____ Email: _____



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DID YOU KNOW!?!?

Activated charcoal is a fine black powder that absorbs chemicals and odors. This is why the coal is sometimes used to absorb poisons in the stomach after they are accidentally ingested. Activated charcoal can come in powder form or in can be compressed into block form. Use either form to absorb odors in your home caused by smoke, mold or sewage. Do not confuse activated charcoal with charcoal briquettes used for barbecuing.

1. Removing Smells in a Room

- Place activated charcoal in a shallow bowl.
- Place the bowl in the center of the room.
- Let it sit there for several days until the smell is removed from the room.

2. Removing Surface Smells

- Sprinkle the activated charcoal directly over the hard surface.
- Let it sit there for several hours.
- Sweep up the activated charcoal.
- Repeat the process with fresh charcoal if the smell is still noticeable.

3. Removing Smells in the Refrigerator

- Simply place the charcoal fill a small bowl or tray and place it on a shelf in the refrigerator. It absorbs odors rapidly.

*REMEMBER:

Eventually the bonding areas in activated charcoal fill up and stop absorbing odors. Replace the activated charcoal when it loses its effectiveness.

Sources:

1) http://www.ehow.com/how_8126896_use-coal-absorb-odors.html

2) http://www.ehow.com/info_8498339_kind-do-use-remove-odors.html

Troy Topics

1. Troy Vacant Properties Workgroup Meeting, Jan 14, 6-7:30 PM, 415 River Street, 4th fl, Troy. Be part of the solution! For more info, call Ray Koloski at 588-6588.

2. We encourage landlords to tell their tenants that if they are using space heaters due to bone-chilling temperatures, they should not place them near a thermostat. The space heater's heat causes the thermostat to record warm temperatures, which stops the main heating system from working.

3. Troy Homes 2013

The City of Troy is selling two homes to lucky families this year! Located at 3349 6th Avenue and 391 1st Street in Troy, they are two-family homes that have been completely gutted and rebuilt. Beautiful new open floor plans and energy efficient systems with contemporary finishes make them perfect urban homes. The new owners must occupy one of the units and may rent out the other unit. For more info email Ray at rayhats@gmail.com



	Primerty LLC 911 Central Ave #178 Albany, NY 12206 877-787-5077
	<p align="center">One property or several.</p> <p align="center">While you are on vacation or full time.</p>

Preventing and Thawing Frozen Pipes

Why Pipe Freezing is a Problem

Water has a unique property in that it expands as it freezes. This expansion puts tremendous pressure on whatever is containing it, including metal or plastic pipes. No matter the "strength" of a container, expanding water can cause pipes to break. Pipes that freeze most frequently are those that are exposed to severe cold, like outdoor hose bibs, swimming pool supply lines, water sprinkler lines, and water supply pipes in unheated interior areas like basements and crawl spaces, attics, garages, or kitchen cabinets. Pipes that run against exterior walls that have little or no insulation are also subject to freezing.

Preventing Frozen Pipes

Before the onset of cold weather, prevent freezing of these water supply lines and pipes by following these recommendations:

- Drain water from swimming pool and water sprinkler supply lines following manufacturer's or installer's directions. Do not put antifreeze in these lines unless directed. Antifreeze is environmentally harmful, and is dangerous to humans, pets, wildlife, and landscaping.
- Remove, drain, and store hoses used outdoors. Close inside valves supplying outdoor hose bibs. Open the outside hose bibs to allow water to drain. Keep the outside valve open so that any water remaining in the pipe can expand without causing the pipe to break.
- Check around the home for other areas where water supply lines are located in unheated areas. Look in the basement, crawl space, attic, garage, and under kitchen and bathroom cabinets. Both hot and cold water pipes in these areas should be insulated.
- Consider installing specific products made to insulate water pipes like a "pipe sleeve" or installing UL-listed "heat tape," "heat cable," or similar materials on exposed water pipes. Newspaper can provide some degree of insulation and protection to exposed pipes – even ¼" of newspaper can provide significant protection in areas that usually do not have frequent or prolonged temperatures below freezing.

During Cold Weather, Take Preventative Action

- Keep garage doors closed if there are water supply lines in the garage.
- Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.

- When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe – even at a trickle – helps prevent pipes from freezing.
- Keep the thermostat set to the same temperature both during the day and at night. By temporarily suspending the use of lower nighttime temperatures, you may incur a higher heating bill, but you can prevent a much more costly repair job if pipes freeze and burst.
- If you will be going away during cold weather, leave the heat on in your home, set to a temperature no lower than 55° F.

To Thaw Frozen Pipes

- If you turn on a faucet and only a trickle comes out, suspect a frozen pipe. Likely places for frozen pipes include against exterior walls or where your water service enters your home through the foundation.
- Keep the faucet open. As you treat the frozen pipe and the frozen area begins to melt, water will begin to flow through the frozen area. Running water through the pipe will help melt ice in the pipe.
- Apply heat to the section of pipe using an electric heating pad wrapped around the pipe, an electric hair dryer, a portable space heater (kept away from flammable materials), or by wrapping pipes with towels soaked in hot water. Do not use a blowtorch, kerosene or propane heater, charcoal stove, or other open flame device.
- Apply heat until full water pressure is restored. If you are unable to locate the frozen area, if the frozen area is not accessible, or if you can not thaw the pipe, call a licensed plumber.
- Check all other faucets in your home to find out if you have additional frozen pipes. If one pipe freezes, others may freeze, too.

Future Protection

- Consider relocating exposed pipes to provide increased protection from freezing.
- Pipes can be relocated by a professional if the home is remodeled.
- Add insulation to attics, basements and crawl spaces. Insulation will maintain higher temperatures in these areas.
- For more information, please contact a licensed plumber or building professional.

Source:
<http://www.redcross.org/prepare/disaster/winter->

Tenant Tales

This is my Eddie Haskell story by Beth Anne Hughes. A little background for those of you who know not of Eddie Haskell. The tv show was Meet the Cleavers in the late 1950s, which was a must watch when I was growing up. Eddie Haskell was the smart-mouthed best-friend of Wally Cleaver. Eddie was known for his neat grooming—hiding his shallow and sneaky character. Typically, Eddie would greet his friends' parents with overdone good manners, however, when no parents were around, Eddie was always up to no good. My husband Bill and I have rental property in Troy and about 3 yrs ago we had a vacancy for a one bedroom apt. I met with the prospective tenant whom we will name Scotty. Scotty had perfect manners; college educated, whose father was the president of a bank in the Capital Region. There was something about him that I could not pinpoint but it was that gut feeling you get or intuition. After he moved in Bill went in to his apartment to repair something and he

said that there was a fabric tent in the bedroom. Thinking that was a bit odd after a few weeks we started smelling something that was skunk like. Trying to determine where the pungent odor was coming from we checked out the apartment at the end of our hallway and it was not coming from there. Scotties flat was behind that one with the entrance in our courtyard. Finally we determined it was in his flat. An email went out to say that we believed this odor was coming from his apartment. He said he had just cooked a dish with strong spices and herbs. After a few days of this overwhelming odor we said that the spices and herbs have to go. The next day he was gone. What we realized was that he had created a marijuana business in his bedroom and possibly his living room. There was dirt in the carpets. Guess business was good as he left no debt to us.

Signed
Bill Hughes

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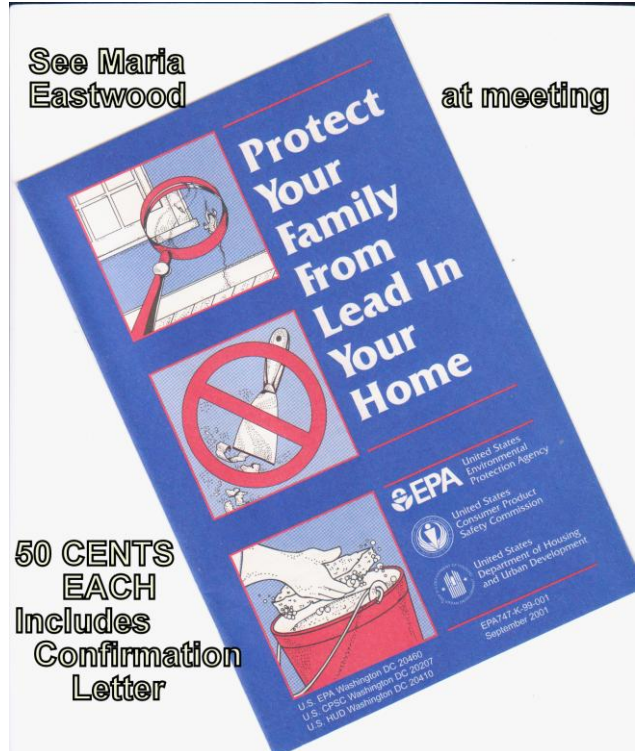


It's quick and easy to list your rental unit.

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

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 2014.

Find our membership form on-line at www.cdarpow.org.

Know of a prospective member or a landlord who needs help? With their permission, give their e-mail or address, call (518) 433-7377. We will send them newsletters and information.

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www.cdarpow.org.

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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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CDARPO NEWS is published by the
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Inquiries regarding the newsletter or advertising should be directed to:

Engels Rojas, Editor
e-mail: engelsrojas82@gmail.com

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See us at:

www.cdarpo.org

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, February 13th

Days Inn
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.