



Newsletter

December 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, December 11th

Featured Speaker(s):

Tarasha Darden-McKoy
Childhood Lead Poisoning Prevention

ELECTION NIGHT!!

Speak-Up

Networking around the
Refreshment and Resource Tables

Advice to the Houseborn

By Mac Mowbray

Plumbing, plumbing, plumbing and more plumbing !! Downtown Troy has a faucet problem:

I have an older building with the older type sink faucets. The tenant complains that water spits out around the stems where they come out of the actual fixture when he turns on the water. They do not leak when the faucets are turned off, so I presume it is not the washers. Any ideas?

Mac says: Sure, I have these old faucets also. The problem is the stem washer or the stem packing which ever you have. Chances are it has become worn out. **SHUT OFF THE WATER TO BOTH HOT AND COLD WATER.** In a kitchen faucet (which you say it is) water could come out of either side if you do not shut off both supplies. First put the plug in the sink. This prevents the screws from going down the drain which would give you another problem. Next remove the handles that are attached to the stems. You then unscrew the nut that holds the stem in the faucet. You will see a washer or some packing thread inside. Remove it and replace it with something of the exact type or size. If you cannot find a stem washer of the proper size, use either graphite packing thread or the teflon type. Both are available at Big Box or hardware stores. If using packing type, simply wrap 3 or 4 turns around the stem and cut it off, replace the stem in the faucet and replace the packing nut and the handle. Tighten it and make sure the faucet handle still turns. If it is too tight, it will not turn. Turn the water back on. Try the faucet and see what happens. If it still leaks, you will have to use more packing. If you have

used a washer and it still leaks, try tightening the packing nut a little more.

Uptown Albany has a plumbing problem too:

Recently my kitchen sink gurgles or gargles, whatever, after the water is finished going down the drain. I have owned the building for 40 years and this has never happened before. Before I call a plumber, do you have any ideas as to the cause? The water runs down just as well as it always does, so I presume the drain is ok.

Mac says: It is probably the venting. Go to the basement and trace where the pipes from your kitchen drain. One should go down in to the large main drain or directly into the floor. Another should go into a pipe that goes upward to the roof or through the basement wall and then up to the roof. Then check to see if the vent is clogged by running a snake up it or down it (continued)



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John T. Keenan, III, Attorney and Counselor at Law

Mike's Pest Control
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EPA Certified Renovator Initial (RRP I) training
EPA Certified Renovator Refresher (RRP R) training
December 2014
CLASS SIZE IS LIMITED—REGISTER TODAY—ALL TRAININGS ARE FREE
Funding provided by Albany County Department of Health, Rensselaer County Department of Health, and Schoenectady County Public Health Services



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. Certified renovators must take a RRP Refresher course before their certification expires.

Failure to comply with EPA's RRP program requirements could result in penalties of up to \$37,500 per day per violation.

RRP INITIAL class

December 10
 Steinmetz Community Room
 120 Emmons Street
 Schenectady, NY 12305
 7:45 am registration/breakfast 8:00 am - 5:00 pm training

RRP REFRESHER class

December 17
 Rensselaer Ambulance Hall
 901 Third Street
 Rensselaer, NY 12144
 7:45 am registration/breakfast 8:00 am - noon training
PLEASE EMAIL OR FAX US A COPY OF RRP INITIAL CERTIFICATE

Questions can be answered by:
 Nancy at 518-765-3521
NKL1@cornell.edu
 OR
 Lisa at 518-765-3512
LKC2@cornell.edu

PARTICIPANTS MUST PRE-REGISTER

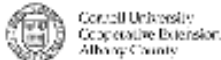
Register by mail:
 Send completed form below to:
 Lead Training, P.O. Box 497, 24 Martin Road, Voorheesville, NY 12186
 Register online:
https://pub.cce.cornell.edu/event_registration/main/events.cfm?dept=201



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.)

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

Name: _____ RRP Initial training _____ RRP Refresher training _____
 Address: _____ Date of Training _____
 City: _____ State: _____ Zip: _____
 Company or Organization: _____
 Phone: _____ Email: _____
 Cell Phone: _____ Class Date: _____ Time: _____



Advice to the Houselorn (continued)

depending on how you have to access it. That should work. The reason for the gurgling or gargling is that the draining water is sucking the water out of the trap under the sink because it can't suck air through the vent. If this does not work, you can call a plumber or live with it.

Our next problem could be a little sticky to solve.

Albany landlord says: My building is in the townhouse/row house district of Albany. For the past few months when it rains heavily, the walls in my basement apartment become wet and now the plaster has fallen right off the brick. I have checked all the pipes and drains in my building and nothing is leaking and in fact none of my pipes are anywhere near where the problem is. After some detective work, I find that the main house drain of the house next door is directly opposite where the dampness happens. I plan to contact the owner to ask him to remedy the situation if indeed it is his drain pipe. As I mentioned above, it only happens when it rains and that is the roof drain for that building. What do I tell him to have done?

Mac Answers: There are only two things. The pipe section which is leaking has to be repaired or replaced. Either solution will work. I would suggest replacement since the old cast iron drain pipes are in sections, it can be cut out and replaced with plastic, not as difficult a job as it once was with the cast iron. Patching would work but the cast iron section could crack in another spot later on and then the whole process would have to be repeated.

This time it's a possible gas leak: I smell a very slight gas leak in my basement from time to time. Some has told me it is not serious, that it would be very strong if it was serious. That is probably true. However, since it bothers you, go to the hardware store and purchase a bottle of leak detector and follow directions. It comes in a spray bottle or in a bottle with a brush attached to the cap. Test all the joints and connection and elbows etc. If you can't detect a leak, wait until it is warmer and there is more pressure in the line. When everyone is

cooking, or it's cold and the furnaces are running, there will be less pressure in the line and you probably will not detect the leak which is probably why you only smell it from time to time. If that fails, call a plumber since it is inside your house the power company will probably just tell you to have your plumber come fix it.

Keep those questions coming!

Mac Mowbray

518-463-4310 or gmm400@hotmail.com

See you next month!

January Dinner Meeting

Save the date! Our annual dinner and installation of Officers will be on **Thursday, January 8, 2015** at the Comedy Works in Albany.

Join us for an evening of comradery, cocktails, good food and comic relief. Witness the installation of your new officers with the oath-taking ceremony.

Watch the website, Facebook page, Yahoo group and your mailbox for details and reservation information. Our guest speaker will also be announced. Here's to the new year!

Troy Topics

By Ray Koloski

Will return next month



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New State Law Concerning Sprinkler Systems in Rental Units

Our Board Member and resident Attorney, John Keenan , wants us all to be aware of a new State law that went into effect recently that requires all residential leases signed on or after that date to have certain language in it regarding whether or not the leased premises is equipped with an automatic sprinkler system and, if so, the date of the last maintenance and inspection.

John suggests that you all insert the following language into your master leases **IN BOLD PRINT** and check the box that applies.

The residential living unit covered by this lease:

[] is equipped with an automatic sprinkler system which was last serviced or inspected on _____.

[] is not equipped with an automatic sprinkler system.

Remember, it must be in bold print.

LAW OFFICE OF JOHN T. KEENAN, III

STATE OF NEW YORK

5212--A

2013-2014 Regular Sessions

IN SENATE

May 14, 2013

Introduced by Sens. PLANAGAN, FUSCHILLO, MARTINS -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary -- committee discharged, bill amended, ordered reprinted as amended and recommitted to said committee

AN ACT to amend the real property law, in relation to sprinkler system notice in residential leases

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

Section 1. The real property law is amended by adding a new section 231-a to read as follows:

S 231-A. SPRINKLER SYSTEM NOTICE IN RESIDENTIAL LEASES. 1. EVERY RESIDENTIAL LEASE SHALL PROVIDE CONSPICUOUS NOTICE IN BOLD FACE TYPE AS TO THE EXISTENCE OR NON-EXISTENCE OF A MAINTAINED AND OPERATIVE SPRINKLER SYSTEM IN THE LEASED PREMISES.

2. FOR PURPOSES OF THIS SECTION, "SPRINKLER SYSTEM" SHALL HAVE THE SAME MEANING AS DEFINED IN SECTION ONE HUNDRED FIFTY-FIVE-A OF THE EXECUTIVE LAW.

3. IF THERE IS A MAINTAINED AND OPERATIVE SPRINKLER SYSTEM IN THE LEASED PREMISES, THE RESIDENTIAL LEASE AGREEMENT SHALL PROVIDE FURTHER NOTICE AS TO THE LAST DATE OF MAINTENANCE AND INSPECTION.

S 2. This act shall take effect on the one hundred twentieth day after it shall have become a law, and shall apply to leases entered into on or after such date.

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets [] is old law to be omitted.

LBD10953-03-3

National Update

Number Of Renter Households Among People Under 25 Falling.

GlobeSt. reports data compiled by Axiometrics indicate that since 2007/2008, renter households have increased for most age groups. Yet, there is one exception, "and renting among this age group has in fact trended steadily, although not dramatically, downward since the mid-2000s: the youngest adults among the millennial generation, those born in the late 1980s and early 1990s."

The Officers & Board of CDARPO wish you and yours a joyous Holiday Season and a healthy and prosperous New Year!



Bill Hughes, ACI

ASHI Certified Inspector

NYS 1600000 7002

CT HOI-0000091

845-897-5556

518-833-0456

Fax: 845-897-2498

HabitatInspections@msn.com

www.HabitatHomeInspection.com



Nominees for 2015:

The CDARPO Election Committee has proposed the following Slate of Officers and Board of Directors for 2015:

President: John Keenan

Vice President: Matthew Montesano

Treasurer: Lisa Benware

Secretary: Tom Vandor

Board Members:

Lou Boschetti	Beverly Brickner
Emily Calabrese	John Fenimore
Teresa Fenimore	Ray Koloski
Daniel Malsan	Nathan Marks
Nicholas Mattiello	Robert McRae
Mac Mowbray	Sandesh Naik
Jaye Nerad	Terrance Wansley

The Election will be held at our December 11, 2014 meeting at the Best Western Inn, Troy.

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

December 2014 Meeting:

Tarasha Darden-McKoy, from the Childhood Lead Primary Poisoning Prevention Program, a community partnership of which CDARPO is an active member, will update us on the issues surrounding lead in our rental units. Tarasha will provide information about the program, training and materials available to us to help encapsulate or remediate the dangerous sources of lead in our properties, as well as try to dispel the fears you may have about testing and documenting any lead that may exist. Tenants can (and do), on their own, make the calls to have their units surveyed, so it's best that you know what to expect if your property is inspected and lead is found, and how you can most effectively respond to the situation. This is a serious health issue, and thinking "it won't happen to me" if you own older housing is like high-stakes gambling. Do you feel lucky? Stack the odds in your favor -- join us and learn how manageable the risk truly is when you do your part to protect the health of your tenants and their children.

It's also **ELECTION NIGHT!** Come and **VOTE** for your leaders for 2015.

On resource table at meeting.

Protect Your Family From Lead In Your Home

\$0.50 each 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 2014.

Find our membership form on-line at www.cdarpo.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.

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

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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

2014 Board of Directors

Officers

Robert McRae	<i>President</i>
Matt Montesano	<i>Vice-President</i>
Jaye Nerad	<i>Secretary</i>
Lisa Benware	<i>Treasurer</i>

Board Members

Nicholas Mattiello	Ray Koloski
Beverly Brickner	Terrance Wansley
Emily Calabrese	Dan Malsan
John Fenimore	Nathan Marks
John Keenan	Sandesh Naik
Fadhila Hussein	
Teresa Fenimore	

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

CDARPO is on Facebook! Search PAGES for “Capital District Association” and LIKE us to be updated in your newsfeed with CDARPO communications of interest to landlords. You can also comment on our posts.



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helping
landlords”*

We're on the Web!

See us at:

www.cdarpo.org

CDARPO

**Capital District
Association of Rental
Property Owners
P.O. Box 11097
Albany, NY 12211-0097**

Phone: 518 433-7377

**Address Service
Requested**

CDARPO can help.

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

Next Meeting Thursday, December 11th

*Best Western plus Franklin Square Inn
(Across from Dinosaur BBQ)
Troy/Albany
7:00pm – 9:00pm*

**1 Fourth Street
Troy, NY 12180**

**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.