

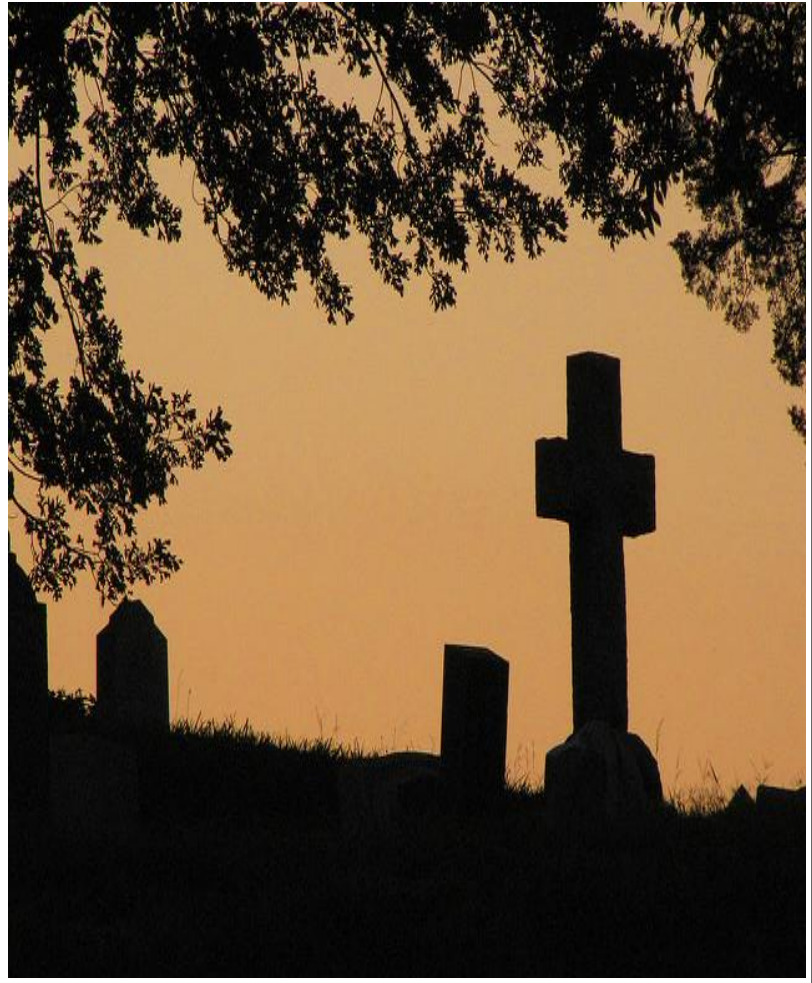


Newsletter

March 2016

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)



Featured Speaker(s):
From Capitol District Supply:
Adam Zima

Next Meeting
*@ Best Western plus Franklin
Square Inn
(Across from Dinosaur BBQ)*
Thursday, March 10th

President's Message

It is with a heavy heart that I regret to inform you that our CDARPO family recently lost a member and a dear friend. Last Thursday, February 25, 2016, while attempting to alleviate some flooding conditions around his property after the heavy rain and winds that we received the night before, Giuseppe "Joe" Calabrese died of an apparent heart attack. Joe and his wife Emily (whose dedication and commitment to our organization is simply invaluable) have been members of our CDARPO family since before I joined us. Joe's warm and humorous demeanor were always a welcome addition to our meetings and I very much looked forward to sharing a laugh with him.

While Joe's children have lost their father and CDARPO has lost a dear friend, Emily's loss is threefold; husband, business partner and handyman for their properties. I hereby dedicate this edition of our newsletter to Joe and ask that, if you are a religious person, to please keep Emily and her children in your prayers. Additionally, if you are able-bodied, please give Emily a call and offer your assistance with whatever she needs. The outpouring of support just from the members of the board of directors gives me yet one more reason to be proud of all of us.

On a separate note, if you have not heard me say it before, I strongly urge each of you to pass on to your tenants in the form of an increase in rent of \$20.00 per month, the newly-implemented Albany trash fee. For those of you that have already done so, the Common Council has heard the complaints from your tenants and at least one councilman has proposed a bill that would repeal the fee. On Monday evening, I again spoke on behalf of CDARPO against this special tax that is being called a fee. While it is truly unfortunate for our tenants, the more of us that pass the tax on to them – and the more of them that complain to their council members – the more likely the repeal will be. So please keep up the good work and please also pass the word to other property owners to do the same. I am convinced that our unity on this issue will help us prevail.

Thank you all, and may God bless the Calabrese Family.

John Keenan, President

Terrible Tenant

The Scammer

In February 2010, 21-year-old public-housing tenant Unique Jones put an ad on Craigslist to sublet her two-bedroom apartment in the heart of hipster-filled Williamsburg-Bushwick corridor. Her apartment, she wrote in the post, had "hardwood floors" and was located in a "peaceful area." The rent she asked for was a steal: "\$400 a month with \$800 security deposit."

Jones also noted something that, in less desperate times, might have scared potential renters away: "Public housing apt building," the ad read, "working class only."

But Jones had no shortage of responses to her ad for the apartment in the Williamsburg Houses, a 20-building residential complex built in 1937 on 12 blocks near Bushwick Avenue. According to the city's Department of Investigation, Jones defrauded eight people, including students, a security guard, and a couple. Jones took their deposit money but then, in most cases, prevented them from moving in.

(Continued on page 6...)



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Troy Thoughts

By: Ray Koloski

We were very fortunate to have both Kathy Jimino, Executive Director of the County of Rensselaer, and our speaker Carmella Mantello, newly elected President of the Troy Common Council, at the meeting. They were most happy to learn of the existence of CDARPO. Since Ms. Mantello was only the job for a few weeks, a “meet-and-greet” format was employed.

The resulting lively and free-wheeling questions and answers were most appreciated by all parties. The comments at the well-attended meeting and responses from Kathy and Carmella both gave clear evidence that the event was a most favorable initiation to a professional relationship between CDARPO (and all landlords) and the administration of both the County and the City of Troy.



February 11th Meeting



John Keenan, Kathy Jimino, Carmella Mantello and Ray Koloski

Changes are afoot

from: Bob McRae

CDARPO Members:

Changes are afoot....VERY IMPORTANT!

When I was elected Treasurer for 2016, I was tasked with cleaning up the member database, the yahoo user group, the USPS and emailed newsletter databases and invoicing members when their renewals are due.

As part of that process, it has become painfully aware to me that we need to limit members to using one email address for all platforms. It's impossible to discern who is who between Yahoo lists and the main database if folks are registering or using multiple email addresses and user names.

THEREFORE, as a starting point, I will be going forward using your email contained in our main member database. If you have used a different email for the user group and/or the newsletter distribution, those addresses will be dropped from those groups and replaced with what we have on record in the main database. If you notice that you are no longer receiving user group emails or the emailed newsletter, you have likely been removed from the group and will have to be re-established using your email in the main database. I will also be cross-checking to make sure you are a current member, as there are some folks still enjoying the benefits of CDARPO long after their memberships have expired.

(Continued on page 6...)

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Tenant sneaks very important clause into his landlord's lease

By: Brian Koerber

Lesson learned: always read your lease in its entirety before signing.

When Redditor GloriousGherkins was delivered his lease to sign by his landlord, it was sent in a Word document instead of a .pdf file, meaning GloriousGherkins could alter the text in any way he wanted. So the crafty renter decided to sneak in an extra clause, stating that the landlord must provide birthday cakes to the renters. The clause, which is number 16 on the lease reads, "Lessor shall provide birthday cake for Lessee(s) in the weekend closest to their birthdays, which are June 7 and February 17. Vanilla cake is not acceptable."

In the comments, some Redditors argued about the sneakiness being illegal, but GloriousGherkins insisted that he is going to hold his landlord to the deal.

be occasionally amended by Lessor, then Lessor may re-enter the premises and retake possession and recover damages, including court costs and attorney's fees that may be occasioned by Lessor to retake possession of the premises or to recover the balance of any rental owing under the terms of this lease.

Lessee(s) shall be given seven (7) days notice of any default or breach.

16. **BIRTHDAY CAKE:** Lessor shall provide birthday cake for Lessee(s) on the weekend closest to their birthdays, which are June 7th and February 17th. Vanilla cake is not acceptable.

17. **USE AND ENJOYMENT:** Lessee(s) shall have the full use and enjoyment of the premises but shall not use same in any hazardous manner or in such a manner as to cause any damage to the premises, to the other tenants or property of Lessor and shall not use same in a manner which shall constitute a

Source: <http://news.yahoo.com/tenant-sneaks-very-important-clause-181109596.html?>

Advice to Houselorn

By: Mac Mowbray

A landlord in Albany's student rental area has a shower problem. He says " I have a leak in a shower in one of my apartments.

Mac says: Do your detective work first. Without being there, you will have to check to find out the details. Best to go yourself. Tenants usually do not have adequate knowledge of plumbing (Or wiring for that matter) to adequately or accurately describe the problems. Their descriptions usually a vague " It's wet on the floor" or "It's dripping on my bed, head or table" ! When you get to the area, shower in this case, determine if the leak is constant or only when the shower is in use. If it is only when the shower is in use it means that there is not a leak in the supply lines. If the faucets are not dripping, the washers or O rings are ok. If the water is not affecting the floor below, it is probably not the drain. Check the caulking or grout in the shower surround to see if it is intact. If that is ok, your leak is probably behind the wall of the shower enclosure. That would be in the pipes after the shut off, if the leak is happening only when the shower is running.

Unfortunately, you may have to open the wall to determine this. If you are not comfortable with this, best to contact a plumber who may be able to diagnose the problem without demolition. Plan ahead before you do demolition, have the materials and parts necessary for the repair and replacement on hand to minimize the inconvenience to the tenants.

Good Luck.

While I was in Florida, I had a call about frozen pipes. How about that !! I could hardly keep from laughing, it was 80 degrees that day and there was NO wind chill index. Anyway, enough sarcasm. First thing NO BLOW TORCHES !! At least not until your insurance is paid up ! Sorry about the sarcasm again, I could not resist.

Seriously, the first thing you do is determine why the pipes froze, especially if they have not, to your knowledge, frozen before. Ask yourself these questions:

Did the heat go off? If so why? I would solve that first and then repair or replace the pipe. Did someone leave a door or window open near where the pipes are located? Again, an easy fix. If neither of these conditions exists, determine if the pipes are located too near a cold, un-insulated wall. We had quite a severe wind chill index lately. This could be remedied by placing some fiberglass bats of insulation between the wall and the pipe. The pipes could have been installed before you owned the building and these exact weather conditions may not have occurred in several years.

Once you have determined the cause and fixed it, make arrangements to fix the pipe. First: SHUT OFF THE WATER AT THE MAIN. If there is a closer shut off, use that to avoid shutting off the whole house. Be SURE the shut off is the right one. Any doubt, use the main shut off. If the pipe has not burst, use a hair dryer to thaw the pipe. Open the nearest faucet that no water comes out of. When the thawing occurs, if it is apparent that there is no breach in the pipe, turn the water on a little be to see if flow resumes. Let the water run a while, then increase the flow. If things seem normal, you are done. Shut off the open faucet and check again for leaks. If you find one, you will have to determine what kind of repair or replacement that you want to do. If you do a replacement, consider using pex or some other material which will take a little freezing without bursting.

See you next month: 463-4310 or gmm400@hotmail.com

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Changes are afoot (Continued...)

You may receive an "invite" from CDARPO to join the Yahoo user group -- this is because I will be eliminating the email you currently have associated with the group and you will need to respond to the invite and "join" using that email in which you received the invite (which should be the email we have on file in our master database).

SO, if you experience any changes or difficulties in receiving the Yahoo updates, the emailed or USPS newsletter, or logging into the website, please contact me at treasurer@cdarpo.org and I will work with you to straighten everything out. If you've received my renewal request letter, please complete your renewal before the end of February. I plan to update the databases and purge non-members in early March. Thank you for your patience and cooperation as we work to streamline our administrative processes.

Bob McRae
Treasurer

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Terrible Tenant (Continued...)

One man, an exchange student from Thailand, told officials that he paid Jones \$600 to move in but was given a key that did not work. She is accused of collecting \$2,400 from two other prospective renters whom she prevented from moving in and, at the same time, collecting \$2,400 from a man to whom she actually did rent the apartment, for six months beginning in March, say authorities.

Her actual rent was \$256 a month, which meant she defrauded the city of around \$3,500.

Jones was charged with grand larceny, petty larceny, and fraud. According to authorities, she is still at large.

Victims of the scam told investigators that they weren't aware that it was illegal for New York City Housing Authority tenants to sublet their apartments.

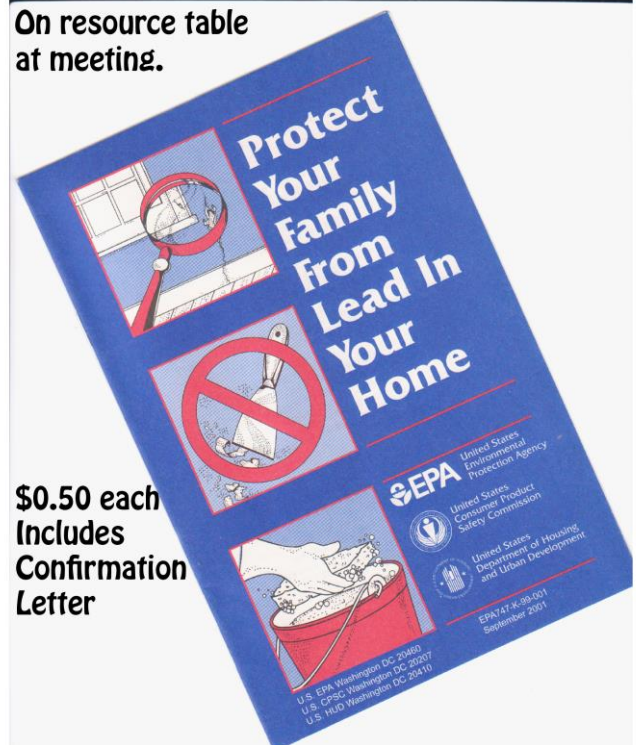
Source:

NYC's Ten Worst Tenants

By: Elizabeth Dwoskin

<http://www.villagevoice.com/news/nycs-ten-worst-tenants->

On resource table
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.**

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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:

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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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CDARPO can help.

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

Next Meeting Thursday, March 10th

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

1 4th 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.