



Newsletter

April 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):
TBA

Next Meeting

*@ Best Western plus Franklin Square Inn
(Across from Dinosaur BBQ)*
Thursday, April 14th

The Root of the Matter

by: Terrance Wansley

Every year, twice a year, for many years, I have experienced a slow or blocked sewer main drain. Although there is no good time for a waste line blockage, my recurring nightmare seemed to always fall in the vicinity of the Thanksgiving holiday. I could also count on calling out a plumber in the late spring as well. I just attributed these blockages to increased usage during these times of the year or extremely bad luck. My problem peaked last November with a \$16,000 excavation and sewer line replacement bill. Ouch!

While my plumber was on site distracting and slowing down his workers, and counting MY money, he asked me how often did I treat my pipes? Treat the pipes? Was I supposed to talk nicely to them? The well compensated serviceman explained that my problem was mostly caused by root intrusion. With the clarity of a college professor he explained to me that in fall and spring roots are most active. They relentlessly seek out even the smallest water source. Sewer lines are like a Big Gulp at 7-Eleven to your favorite shade tree. Once inside of your pipes, the tiny feeder roots grow quickly and create a strong, web like blockage.

Mr. Fat pockets told me that most people should use copper sulfate or some other commercially available root inhibitor at least twice a year. Reportedly, these products kill roots that have already penetrated the sewer lines, discourage other roots from advancing toward your lines, and will not otherwise harm your trees. Win, win, win! Armed with this knowledge I ran like the mythical God Mercury to one of my investment properties that in the past has had drain back up issues. To set the mood, I sang a sweet song as I administered my root juice as directed. As a prophylactic measure I also treated every main sewer line that I own. I have not had so much as one slow drain since. Do your research and use the product that you prefer. Fraternaly submitted for information purposes only. Your mileage may vary.

Terrance (The Down Stater)

Terrible Tenant

The Fraudsters

Clarence McGann had spent years working his way up in the City of New York Department of Corrections and was a captain at Rikers Island, earning a six-figure salary. He had a longtime girlfriend, Maria Torres, officials say. In 2002, Torres applied for Section 8 subsidies for a townhouse at 16 Doreen Drive, on Staten Island's north shore. Section 8 is a federal housing program that gives rental assistance to poor Americans, and on her application, Torres claimed that she had recently been homeless, officials say. She also stated that she lived alone with her two children, and she listed McGann as the landlord. That meant that the monthly subsidies for Torres's apartment were to go directly to McGann. If the city had known that he lived with her, his salary would have disqualified them for Section 8. A few years later, McGann bought a townhouse at 379 South Avenue, in the same general neighborhood, and the couple moved. Torres applied for Section 8 subsidies there, too.

During an annual inspection, a city housing inspector working for the Section 8 program knocked on their door, looking for Torres. He became curious when McGann, ostensibly the landlord, answered the door wearing only a bath towel.

(Continued on page 6...)



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How to Be a Responsible Dog Owner When You're Living in a Rental

For most landlords, there isn't anything more frightening or stressful than the thought of your tenant owning a dog and what it might do to the value of your rental. Living in Colorado, there are more rentals to be found that are dog friendly since this is the most dog friendly city in the world (it would seem) — but it's still not always easy for your landlord to trust you with a pup.

I recently bought a puppy — and knowing all the work that goes into this new little creature, I asked my landlord before committing on a dog in the first place. My landlord's policy said that dogs were allowed but that he could make a decision based on breeds and age of the dog. So I understood he would need to see my level of commitment to ensure the puppy-landlord relationship remained a good one. According to experienced property owner, real estate investor, and my colleague and friend Mindy Jensen, "Landlords want to feel comfortable that your dog won't destroy their property. Untrained dogs can chew the woodwork, urinate on the floors — destroying the wood — or even defecate on the carpet, necessitating replacement. However, I've seen children do far worse to property than animals. They can draw on the walls with a Sharpie marker — good luck getting that out. It takes about 9 coats of Kilz to cover Sharpie. They can make holes in a wall, rip the railings out of the studs by hanging on them, rip the cabinets off the hinges, etc.

No, not every child will do that, but also not every dog will do that. Prove to your landlord that your animal is well behaved. Provide training certificates or invite them to meet your animal in person for an interview."

So without our landlord necessarily asking, we decided to take it upon ourselves to enact a few changes to make sure our landlord would be more comfortable with the idea of us having a dog.

Outside of the Property

Patching the Fence

My boyfriend and I took our own money and made a few (landlord-approved) upgrades that would help once we had a dog on the property. We fixed the fence that surrounded our backyard where it had a few holes or looked a bit damaged that a dog could eventually wreak more havoc on and brought it back to tip-top shape.

Cleaning Up the Landscaping

We cleaned out all the flower beds of bushes and flowers that could be harmful to the dog and replaced them with fresh new plants that were easy to maintain (and non-toxic) with a dog around.

Growing New Grass

We reseeded the yard where some of the grass had died to fill it with lush grass for our new puppy to play on. We also wanted to eliminate the chances of dirt being tracked into the house onto the new carpet.

Protecting the Plants

We fenced in the garden so our new puppy wouldn't cause damage to the area or think this was her own little outdoor jungle.

Inside the Property

Protecting the Floors

We took out our expensive rugs and replaced them with cheap rugs to make sure our hardwood floors wouldn't get ruined by doggy claws, rain, or outdoor soil.

(Continued on Page 6...)

Advice to the Houseborn

by: Mac Mowbray

Lansingburgh has a stink.

My two family house is about 90 years old and is in good condition, however, lately there is a sour smell coming from my tenant's kitchen sink. It is not clogged or running slow. I am not sure what it is or what to do about it. It does not happen all the time.

Mac says: It is an old house. Even if the drains are running well, crud builds up over time. Crud consists of soap scum, grease food particles and miscellaneous. Your choice as to what the miscellaneous is. Anyway this stuff causes odors from time to time. This can occur when the wind blows down the vent pipes and forces air up the drain pipes, it can suck the water out of the sink traps and odors are evident. Try pouring two cups of vinegar down the sink and let it set for about a half hour or so. Flush the drain with lots of very hot water. If you do not have any vinegar handy, use some baking SODA (Not Powder) leave it in the drain for 30 minutes or so and then flush with plenty of hot water. This may lessen the odor situation. If not, check to see if the vents are clogged. If there is a garbage disposal, run some pieces of lemon peel through it.

Delmar's got a drip.

I have a 1940's duplex with galvanized water supply pipes. Basically, they are in good shape and the pressure is good. However, there is an area in a tight place, it has a rust spot and is dripping. It fills a pail about once a day. That's ok if I can get home to empty it. The plumber has promised to come and fix it, but apparently he is MIA. What can I do in the meantime?

Mac says: We have the old timey, handy dandy, Rube Goldberg fix it yourself cure. Go to the hardware store or big box store and get yourself a piece of sheet rubber and 3 or 4 hose clamps big enough to go around the pipe. Turn off the water supply to that area of the plumbing. Scrape the rust off with a wire brush or coarse steel wool. Turn on the water again and look to see where it is dripping. Once you have determined that, cut a piece of the sheet rubber that is just a little smaller than the diameter of the pipe. Turn the water off again. Open the hose clamps and put them around the rubber centering the rubber over the leak. Tighten the hose clamps firmly and when you are done, turn the water on again and see what happens. If it still leaks, loosen the clamp that is closest to the hole and make sure it is right over the hole and tighten the clamp again. If the leak happens to be at a point where the pipe is screwed into the fittings, get a larger bucket and call the plumber and light a fire under him.

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

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Treasurer's Message

Attention all CDARPO group members:

THIS MESSAGE PERTAINS TO BOTH THE USER GROUP AND THE NEWSLETTER DISTRIBUTION GROUP

If you receive the newsletter by email, you are also a member of the newsletter_distribution_group on yahoogroups.com and will need to follow the instructions below on that group as well.

In order for us to keep our group membership limited to actual, current CDARPO members, we need your help. Please follow these steps:

- 1) Log in to the group.
- 2) Edit your profile to display your NAME.

Presently, we have many members with nothing in those fields, and it's very time consuming to cross reference email addresses and yahoo id's with our member database to try to determine who is legitimate and who isn't.

I am preparing to purge members that I have not yet been able to identify by their yahoo alias or email.

TO PREVENT THIS FROM HAPPENING TO YOU PLEASE LOGIN TO THE GROUP, EDIT YOUR PROFILE, AND ENTER YOUR NAME IN THE "DISPLAY NAME" FIELD. Then save your profile.

Do this for both the CDARPO group and the CDARPO_Newsletter_Distribution group, if you are a member of both.

That will make my job more accurate and much easier to do every month.

Thank you for your prompt attention. If you have any questions, email me at treasurer@cdarpo.org

Bob McRae
Treasurer

Troy Thoughts

from: Ray Koloski

Realize Troy

Troy is in the second stage of their extensive planning process called "Realize Troy," looking toward Troy's next 25 years. Three well-attended meetings were held on successive evenings. . Under discussion among many topics were the development of Troy's South End and the Troy Waterfront. In addition, the Complete Streets Initiative dealing with streets used by many people such as walkers, cyclists, wheelchair, in addition to their use by automobiles Troy is realizing the importance of Troy Landlords.. At least three CDARPO members were in attendance and played a significant role in the meetings.

Tiffany Windows

Troy has the greatest concentration of Tiffany Windows anywhere in the world. Last year, we had a tour of most of the Tiffany Windows and I have heard from many who wished they had been on the tour. We are planning another tour at 4 pm before the meeting in May or June. I will keep you posted.



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...Responsible Dog Owner... (Continued...)

Dog-Proofing Chewable Items

We covered anything chewable, such as molding that the doggy could ruin with pieces of our own furniture or no bite spray.

Acquiring a Sturdy Dog Crate

We purchased a heavy duty dog crate that could adequately hold our new puppy while we weren't around. With correct crate training, we're confident our new pup won't be able to damage the rental while we're away from home.

It's understandable that landlords find themselves against most people owning dogs in their rentals, but I hope some landlords also consider that there are responsible dog owners out there who have respect for the properties they live in and who train their dogs appropriately.

Source:

<https://www.biggerpockets.com/renewblog/2016/04/02/dog-owner-rental/>

Terrible Tenant (Continued...)

Later, surveillance cameras caught the couple on video returning home with grocery bags, officials say. Another time, McGann requested a sick day from work to take care of his wife, Maria Torres. (This turned out to be a double lie: He was still married to another woman, though the two had been separated for some time.) McGann and Torres were busted. Over six years, they had stolen \$59,484, court records show. He was busted, but he still made out like a bandit. He retired on captain's pay the day before he was arrested, which means he still collects a city pension, officials tell the *Voice*.

Now a pensioned ex-captain, he pled not guilty, and the case went to trial. In court, McGann claimed that there were no hard and fast rules that said a landlord could not live in the house with his tenant. (McGann's lawyer says the two were not a couple.) McGann also said that the house was subdivided and that he lived in the basement. (It wasn't.) McGann, no longer a captain at Rikers, went casual: At one point, he wore an Adidas tracksuit to his trial. He was convicted of grand larceny and fraud on the facts, but was sentenced only to probation instead of serving jail time. He was ordered to pay the city back the money. Good thing he got his pension.

Source:

NYC's Ten Worst Tenants

By: Elizabeth Dwoskin

<http://www.villagevoice.com/news/nycs-ten-worst-tenants-6430228>

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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 14th

*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.