



Newsletter

September 2016

CDARPO

Capital District Association of Rental Property Owners



(Photo courtesy of Lisa Benware from 2016 Summer Outing at Saratoga Race Course)

Please submit your photos and descriptions to Ray Koloski
[**\(rayhats@gmail.com\)**](mailto:rayhats@gmail.com)

Next Meeting

Thursday, September 8th

@Best Western plus Franklin Square Inn (Across From Dinosaur BBQ)

Featured Speaker:

Adam Frelin
Lead Artist: Breathing Lights

Details on page 4

Speak-Up

**Networking around the
Refreshment and Resource Tables**

Advice to the Houselorn



by Mac Mowbray

Alas!! Fall is knocking at our doors! Now is the time to take a nice pre-fall day and do all the necessary chores that you ALWAYS put off until the last minute. I know I always harp and nag about this every year, but if I don't I will get the calls asking what to do about that frozen drain pipe that is clogged up with (You guessed it) leaves, which you forgot to clean out in late September. Check the roof completely. That means not just the leaves and branches from summer windstorms, but moss, mildew and other foreign objects that may get thrown up by kids or dropped by birds. One caller was VERY distressed to find a medium sized rodent clogging her roof drain! Soda bottles, tennis balls and sneakers seem to find their way to the roof also. Unless you plan on watering in the fall, turn off outdoor faucets and drain and hang up hoses.

Next you will want to inspect all the vents. Including; dryer vents, chimneys, and exhaust fans. All of these things can cause fires or in some cases carbon monoxide poisoning. That of course leads to checking the monoxide detectors and the smoke alarms. Now is a good time to replace the kitchen smoke detector with ones that feature a "HUSH" button. That provides for a safer household. The reason being, when a tenant is cooking, they may remove the battery to stop the noise and often forget to replace the battery. With the hush button, they just touch the button when they are done cooking and the detector is back in operation.

Schedule a cleaning and tune up of your heating equipment, especially if it is oil or kerosene fired. Natural gas needs less attention. Check your fire extinguishers if you have them. Ditto for the sprinkler system. Make sure your tenants have not blocked the fire escapes with plants, BBQ's or chairs. Remind them it is a fire escape and not a balcony! If you have yards or driveways, check and fill cracks. They will get bigger over the winter. Water gets in, freezes and forces the crack to open wider. All basement windows and vents should be closed. Anything that could be damaged by snow and ice should be put away. You get the idea to check everything now, so that when winter is here you will not be stuck doing things in the freezing cold.

Latham has a question about hoses: I have several washers in my basement for tenant use. I noticed that a

couple of the hoses seem to have bulges in them. They do not seem to be leaking. Is it something I should be worried about?

Mac says: Run, do not walk, do not pass go, do not collect \$200.00, to the hardware or big box store and get enough BRAIDED STAINLESS STEEL hoses to replace ALL of the hoses, HOT and COLD! In fact before you do that, turn OFF the water to the bulging hoses ASAP. An unnoticed broken hose can put a lot of water in the wrong places in a very short time. Make sure all the new hoses have new washers in them. Never install a new hose using old washers, no matter how good they look.

You did not ask this, but if you have to replace any of your washers, consider coin-operated ones. I have the honor system and it does not work very well. My next washer will be the coin-operated model.

Downtown Troy complains some of the windows and doors are sticking. She asks: do I need to have them planed down? It will mess up the paint.

Mac says: Not necessarily. Take a bar of soap, Ivory is good, and rub on the surfaces that stick. When the humid weather is over, you can just wash the soap off the doors. Usually by the end of September this problem will take care of itself.

Stains are bothering a new Delmar landlady. She says: I have just had the apartments painted and after a couple of weeks some rusty looking stains appeared. Nothing is leaking up above and there were no stains there before. What's up with that? Is it the painter's fault? No, not if there were no visible stains there when he did the job. If there were, he would have taken care of it. Just get a can of alcohol base white paint (Brand name BIN) by the Zinsser Company. Take a small brush, cover the stain and wait the suggested time and then touch up with the ceiling paint. Don't feel bad, it just happened to me.

I will see you next month! However, I was told there is room in the Newsletter for another column, so check the next page for some household tips! I normally do not put these in the column since they are not really landlord type questions, but I do get asked about them from time to time, so I will share them with you.

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Household Tips

By Mac Mowbray

Do you think laundry detergent is over priced? Do you think the bargain brands just don't quite do the job?

I felt that way too. I read about this homemade laundry soap and I tried it. I have been using it for years and I would never go back to store bought overpriced product. This makes a large quantity, so keep track of the cost of the ingredients and how long it lasts you. Then figure how much store bought stuff you would have purchased and compare the cost.

HOMEMADE LAUNDRY SOAP (The large supermarkets actually have all these ingredients (No substitutes)

- 1 four lb. box of 20 mule team Borax
- 3 bars of Fels Naptha soap
- 1 four lb. box of baking soda
- 1 box of washing soda (It is fairly large, if they have more than one size)
- 1 four lb. box of Oxy Clean

Grate the bar soap into a bowl (Coarse grate), dump it into a 5 gallon pail (with cover) mix in all the other ingredients so the grated soap is completely mixed. Put in smaller containers and cover.

Use 3 to 5 heaping tablespoons per load depending on size of load and amount of soil.

I have given this to several folks and have never had a complaint.

Here are few uses for Hydrogen Peroxide (It's not just for hair anymore!!):

Use it as a substitute for those expensive sanitizing products around the home, wipe counter tops, doorknobs, anything the kids and the dogs touch. Sanitize wood cutting boards and all around the bathroom. It kills a variety of germs, not just for cuts and scrapes.

Clean your windows and also if your dog messes with Pepe LePew (Skunk) peroxide will help with that

unpleasant task. It bleaches out wine stains and bloodstains.

There are claims about its healing power for various maladies, but I will leave that up to you to pursue if you and your physician want to discuss it.

Remember it is a bleach and it can damage cotton and other fabrics if used too freely. However, It is not as strong as chlorine bleach (i.e. Clorox).

Some issues back, I published a whole list of what WD-40 can do for you. Here are a few, If you are intrigued, you can pull this info up on your computer. Here are a few samples:

- Removes lipstick stains (You will want to do this before you repaint)
- Keeps glass shower doors free of water spots.
- Keeps pidgeons off of ledges, balconies and window sills. (Don't like the smell)
- Takes the sting out of fire ant bites (For Florida folk)
- Removes crayon marks from walls)
- Removes bugs from cars
- Keeps tools from getting rusty in garages and basements.

Again, there are some medicinal uses, which should be discussed with the doctor.

See you next month!

Mac

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Breathing Lights

Source: www.breathinglights.com

This month, our speaker will be Adam Frelin. Adam is the lead artist on the Breathing Lights project taking place in Albany, Schenectady and Troy in the months of October and November. Adam uses art to insert emblematic moments into everyday life. In his artwork, these moments often take place at points where the natural and constructed worlds intersect. He has shown widely across the nation and has received numerous awards and residencies both here and abroad. He has published two books of photography and has had several artworks commissioned throughout the world. Frelin received a BFA from Indiana University of Pennsylvania, and an MFA from University of California, San Diego. Currently he is an Associate Professor of art at the SUNY University at Albany, and lives in Troy, NY

About the Project: This October and November, Breathing Lights will illuminate the windows of hundreds of vacant buildings in Albany, Schenectady and Troy. Warm light will fill each window with a diffuse glow that mimics the gentle rhythm of human breathing. Concentrated in neighborhoods with high levels of vacancy, Breathing Lights will transform abandoned structures from pockets of shadows into places of warmth. Breathing Lights was a winner of the Bloomberg Philanthropies Public Art Challenge which engages mayors to collaborate with artists on developing innovative public art projects that enrich communities and attract visitors.

This unprecedented, multi-city installation will transform public streets into an evocative experience and provide a platform to reinvigorate partners around the Capital Region's most visible symptom of decades of disinvestment. Working with dozens of community and private-sector partners, Breathing Lights includes eight months of programming and events, including youth media projects, building reclamation clinics, community arts presentations, gallery talks, policy discussions and more. At the end of the installation, windows – one by one – will fall dark. In sharing a sense of loss comes a stir to action.

Troy Topics

By: Ray Koloski

A recent talk by Marc Molinaro, County Executive of Dutchess County, dealt with "progressive thinking." This was a presentation to most of the elected officials and concerned citizens of Troy and Rensselaer County, dealing with improved methods relating to those suffering from autistic syndrome. It dealt with how to personally relate to those (mostly children) with autism. One idea was opening the County Fair one hour earlier than the normal starting time, before the bright lights and the confusion of the midway which is usually a problem for those with autism. Mr. Molinaro is no stranger to autism as he deals with this on a daily basis at home.

It is a pleasure to have local politicians work with those who are most needy rather than the normal concern of the part of society who is most privileged.



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CLASS SIZE IS LIMITED—REGISTER TODAY—ALL TRAININGS ARE FREE
Funding for RRP classes is provided by Albany County Department of Health, Rensselaer County Department of Health, and Schenectady 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.

Questions can be answered by:
 Alex at 518-765-3529/ARK249@cornell.edu **OR**
 Nancy at 518-765-3521/NKL1@cornell.edu
PARTICIPANTS MUST PRE-REGISTER

Please register online:
https://pub.cce.cornell.edu/event_registration/main/events.cfm?dept=201

RRP INITIAL CLASSES

September 16, 2016
Capital South Campus Center
 20 Warren Street
 Albany, NY 12202
 7:45 am registration/breakfast
 8:00 am - 4:30 pm training

September 21, 2016
East Greenbush Fire Hall
 68 Phillips Road
 East Greenbush, NY 12144
 7:45 am registration/breakfast
 8:00 am - 4:30 pm training

September 29, 2016
Steinmetz Homes Community Room
 120 Emmons Street
 Schenectady, NY 12304
 7:45 am registration/breakfast
 8:00 am - 4:30 pm training

RRP REFRESHER CLASSES

September 9, 2016
City of Albany Community Development Agency
 200 Henry Johnson Blvd.
 Albany, NY 12210
 7:45 am registration/breakfast
 8:00 am - Noon training

September 27, 2016
Schenectady JCC
 2565 Balltown Road
 Niskayuna, NY 12309
 7:45 am registration/breakfast
 8:00 am - Noon training

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

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.)

Name: _____ (please choose) Class Date/Time: _____

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Capital District Market Trends

Source: Trulia.com

Albany: The median sales price for homes in Albany decreased in the 2nd and 3rd quarter of 2016. However; Median rents have increased since July. The median sales price was \$146,500 while median rent were \$1,497 per month.

Schenectady: The median sales price for home in Schenectady increased year over year since September of 2015. Median rents have also increased during the same period. The median sales price was \$192,160, while median rents were \$1,497 per month.

Troy: The median sales price for homes in Troy increased in the 2nd and 3rd quarter of 2016. However; Median rents have decreased since July. Rents have fallen sharply since the beginning of the year from \$1,600 in January to \$1,300 in September. The median sales price was \$161,702 while median rent were \$1,300 per month.

Saratoga: The median sales price for home in Saratoga increased year over year since September of 2015. Median rents have also increased during the same period. The median sales price was \$332,000 while median rents were \$2,100 per month.

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CDARPO NEWS is published by the
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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, September 8th

*The Best Western Plus Franklin Square Inn
(Across from Dinosaur BBQ)*

Troy, NY

7:00pm – 9:00pm

14th 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.