



# Newsletter

## October 2016

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**CDARPO**

Capital District Association of Rental Property Owners



*(Barb Nelson & Adam Ferlin from Breathing Lights. Photo courtesy of Bob McRae)*  
Please submit your photos and descriptions to Ray Koloski  
([rayhats@gmail.com](mailto:rayhats@gmail.com))

### **Next Meeting**

### **Thursday, October 13<sup>th</sup>**

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

#### **Featured Speaker:**

Robert Newbury  
*Rentropolis*

Details on page 4

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**Speak-Up**  
**Networking around the**  
**Refreshment and Resource Tables**

# Advice to the Houselorn

by Mac Mowbray



**Fall is officially here.** Just a few little items and we will get to specific problems. Historic Albany Foundation at 89 Lexington Ave. Albany, just off Central Ave (Route 5) sells cast iron radiators, both steam and hot water. They are in short supply this time of year so you will have to check frequently to make sure you don't miss out. They have a VERY SHORT hold policy on these. They do not deliver and these items are very heavy. Be sure to bring some strong folk to help load them into a suitable vehicle. We do have dollies for your use. If you are unsure of what you need, bring a plumber or heating expert with you. We have a NO RETURN policy. The radiators have been pressure tested to make sure they have no cracks from freezing or dropping.

**Other seasonal hints:** Check your smoke and monoxide detectors. If they are not plug in or hard wired, you may need to replace the batteries. If your tenants remove the batteries for use in their own devices (Whatever they may be) warn them that their safety is at stake.

Turn off any outdoor faucets or water sources that are exposed. Freezing and cracking can cost you a fortune in damage and high water bills.

Close vents and skylights. A lot of heat can escape and cost you money. That goes for attic windows also. If you need to have attic windows open for any reason, make sure they are tightly screened. Small rodents and other critters will come in and make themselves at home. Remember, they don't pay rent and they usually leave the place a mess and there is no security deposit to keep!!

Make sure the tenants put the storm windows down. They forget if you are paying for the heat. Check the weather stripping around entry doors, garage and basement doors also.

Have your heating equipment checked, duct work cleaned and if you heat with kerosene or fuel oil, have the burner cleaned and checked. Make sure your tanks are full and check with your supplier to see if you are on an automatic delivery schedule. That way you will not have to remember to order the oil or kerosene. A cold snap can throw off your delivery routine. Check your chimneys to make sure the bricks and mortar are in good shape. Loose bricks can fall down the chimney and block the draft and cause back up of smoke or carbon monoxide. Also check for bird or

rodent nests near the chimneys or even in them or on the edges.

**Latham has cracked blacktop.** I have a fairly new blacktop walk way leading up to my two family. Just this year some odd cracks have opened up. It was not a cold winter, why did this happen?

**Mac says:** I had some strange stuff (I usually use another word) happen with paint letting go, some fairly new masonry work failing etc. Me thinks this last winter was too warm or there were too many thaws or whatever, but stuff happened that should not have. I guess these old buildings are used to a certain routine and they do not like change. OK enough Old Fart Philosophy, what to do?

Go to Latexite.com on your computer and you will see a patching product for this problem. It is in the form of a rope, you force it down the cracks and then you melt it with a small propane torch. It's been around for a while and it works. Let me know how you make out.

**Albany has some trouble with roof coating around roof drains.** A flat roof backed up due to blocked drain, water apparently caused some of the roof coating to lift up. The problem was probably caused by a breach in the coating somewhere above where the water usually is. The water got down under the top coating and between whatever was under that. The problem was probably (It has happened to me) the area around the drain was not clean enough for the new coating to stick properly. The solution I used was to peel up as much of the new top coating as came up easily. WASH AND DRY the area and put a couple of fresh coats down. At the same time try to determine where the water may have started to get under the coating and get that patched.

**A problem with stains on wood floors.** Troy complains the tenant (against the rules) had a dog and when the carpet was removed, there were assorted stains. What to do?

**Mac says:** Go to a store that specializes in floor covering. Try to find someone experienced and determine what product would work best. There are wood bleaches and such, but I have no experience with them. Good luck.

Last problem of the month. I was asked at the last meeting about what to do about carpet beetles. I asked around and came up with no suggestions. It may be time for the experts. We have members who can be of service. It is nice when we can patronize our fellow landlords.

See you next month.

Mac

## *Please patronize our Sponsors*

Albany Housing Authority  
Habitat Inspection Services  
John T. Keenan, III, Attorney and Counselor at Law  
Lance's Hauling  
Carl Trichilo, Excavation & Construction

Mike's Pest Control  
Primerty Realtor  
Rentropolis Property Mgt Software  
Total Property Care

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# CANA Code Committee 10/4/2016 Update For Albany

By Emily Calabrese

1) New computer system should be up and running by year end.

2) A new vacant building registry will be posted on the City Website in a few weeks.

3) The Fire Dept. has posted a "Red X" on buildings that may be unsafe throughout the City.

4) What's the difference between an ROP and a CO? CO (certificate of occupancy) is a NYS requirement on buildings/permitted renovations since 1984. An ROP (Residential Occupancy Permit) is a Registration Program which a landlord must comply with to be able to rent property. Any building older than 1984 will probably not have a CO, unless work has been done to it requiring permits.

5) According to the Assessor there are 21,000 rental units in Albany. 15,000 of those units have active ROP's now (71% compliance).

6) One stop shopping is working well. They are sending referrals to the Land Bank if they come in.

7) Hand held devices used by the inspectors are working well. All inspectors have their own assigned area and an iPad. If inspecting violations, they are taking pictures of the violation for the record.

8) One of the attendees requested the Building Department post the names of landlords that have violations on their website. It was expressed by the Building Department that perhaps that would raise legal concerns. Something similar to this was done once before and landlords' names and phone numbers were posted on the website (not related to violations) –

at that time CDARPO protested that it was an invasion of privacy and the City was never authorized to give out the phone numbers they have on file. In many cases the number provided to the tenants may not be the same as the personal numbers given to the City for the ROPs – at that time that list was removed. The Committee was reminded of that episode and that it is an invasion of privacy. Not everyone agreed.

Resources:

Buildings & Regulatory Compliance Website:

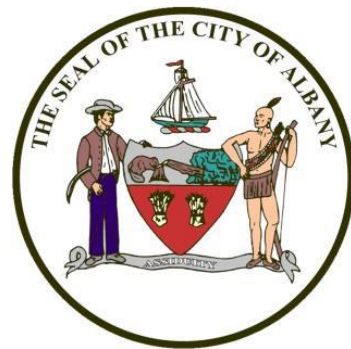
<http://www.albanyny.org/Government/Departments/DivisionOfBuildingsAndRegulatoryCompliance.aspx>

Active and Recently Expired ROPs (check your property):

[http://www.albanyny.org/Libraries/Forms\\_-\\_Buildings\\_Codes\\_Zoning/Active\\_ROPs\\_Report\\_10-4-2016.sflb.ashx](http://www.albanyny.org/Libraries/Forms_-_Buildings_Codes_Zoning/Active_ROPs_Report_10-4-2016.sflb.ashx)

Rental Dwelling Registration form:

[http://www.albanyny.org/Libraries/Forms\\_-\\_Buildings\\_Codes\\_Zoning/Rental\\_Dwelling\\_Registration\\_Form.sflb.ashx](http://www.albanyny.org/Libraries/Forms_-_Buildings_Codes_Zoning/Rental_Dwelling_Registration_Form.sflb.ashx)



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## Robert Newberry

### October Featured Speaker

This Month, Robert Newberry will be our featured speaker. Robert is Operations Partner of NewWard Development LLC.

Robert has been programming and developing software for over 2 decades. He is the brains behind [Rentropolis, the online property management system](#) for landlords and property management companies. Rentropolis allows for landlords to interact with their tenants in the 21<sup>st</sup> century from emails reminders to online payments and tenant background checks.

Robert will be presenting his property management software at our October meeting. He will demonstrate to our membership how the Rentropolis software can help streamline your business.

**Rentropolis**   
Online Property Management Software

## Zombies Can Breathe

By: Ray Koloski

We were fortunate to have the developers of Breathing Lights at our last meeting. Since then, the project has had its initial showing in Albany, Schenectady and Troy and will be available to be seen throughout October and November from 6 - 10 pm.

I guess we all know about zombie buildings (long unoccupied buildings in neighborhoods with persistent vacancy and poverty).

The main project is equipping hundreds of buildings with windows engineered to provide illumination with varied levels and sequencing to mimic the rhythm of human breathing. Many other activities will be available to entertain and inform mainly young residents of the areas chosen.

A joint statement by the Mayors of Albany, Schenectady, and Troy states "... during October and November, Breathing Lights will illuminate windows of hundreds of abandoned buildings in Albany, Schenectady, and Troy concentrated in high vacancy economically disadvantaged neighborhoods. Breathing Lights will draw attention to these buildings' plight, but also to their potential as livable homes. This innovative temporary art installation serves as a national example of how art can be both beautiful and socially conscious."

For more information, visit the website [breathinglights.com](http://breathinglights.com).

We may have one of the ambassadors from Breathing Lights for a brief talk and to be available to answer questions at our October 13th meeting.

Ray





# FREE EPA LEAD TRAININGS

**October 2016**

**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](https://pub.cce.cornell.edu/event_registration/main/events.cfm?dept=201)

### EPA Certified Renovator Initial (RRP I)

October 6, 2016  
 GEO JLB Community Resource Center  
 2328 Fifth Avenue  
 Troy, NY 12180  
 7:45 am registration/breakfast  
 8:00 am - 4:30 pm training

October 13, 2016  
 Schenectady JCC  
 2585 Balltown Road  
 Niskayuna, NY 12309-1096  
 7:45 am registration/breakfast  
 8:00 am - 4:30 pm training

### EPA Certified Renovator Refresher (RRP R)

October 12, 2016  
 Steinmetz Homes Community Room  
 120 Emmons Street  
 Schenectady, NY 12304  
 7:45 am registration/breakfast  
 8:00 am - Noon training

October 24, 2016  
 GEO JLB Community Resource Center  
 2328 Fifth Avenue  
 Troy, NY 12180  
 7:45 am registration/breakfast  
 8:00 am - Noon training

October 26, 2016  
 Capital South Campus Center  
 20 Warren St.  
 Albany, NY 12202  
 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 hours of Professional Development Electives toward their 24 hours of annual in-service credit. (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: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Company or Organization: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_



P.O. Box 497, 24 Martin Road, Voorheesville, NY 12186  
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### Free Paper Shredding and Book Recycling event for Albany residents

Date: Saturday, October 15, 2016

Time: from 1-4 pm

Place: Washington Park Lakehouse.

No appointment necessary!

Watch your old documents and personal papers get  
shredded for recycling!

(Books do not get shredded.)

A good opportunity to get rid of old paperwork!

For More information Visit:

<http://www.albanynyrecycles.com/paper-shredding/>

## OPPORTUNITY IS KNOCKING

*FOR PROPERTY OWNERS*

*Join the Albany Housing Authority's  
growing network of the region's property  
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#### Save advertising cost!

AHA completes criminal background checks for you.

AHA completes yearly HQS Inspection.

AHA pays subsidy directly to the owner on the 1<sup>st</sup> 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](http://www.albanyhousing.org)**

### Capital Region Fall Home Show

Date: Saturday and Sunday October 15<sup>th</sup> & 16<sup>th</sup>

Time: From 10am – 6pm

Place: Sportsplex of Halfmoon

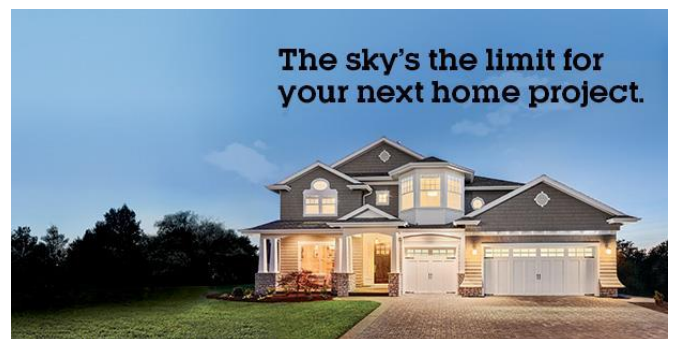
6 Corporate Drive

Clifton Park, NY 12065

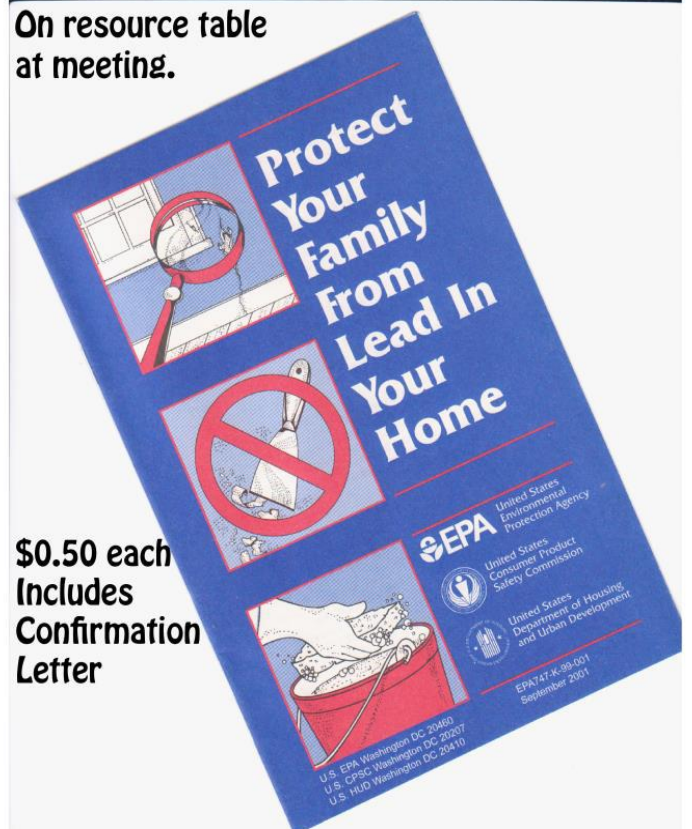
Free Admission!

For more information Visit:

[www.capitalregionhomeshow.com](http://www.capitalregionhomeshow.com)



On resource table  
at meeting.



**\$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 2017.

Find our membership form on-line at [www.cdarpo.org](http://www.cdarpo.org).

Know of a prospective member or a landlord who needs help? With their permission, send their e-mail or address to [membership@cdarpo.org](mailto:membership@cdarpo.org) or call (518) 433-7377. We will send them newsletters and information.

### Advertisers!

Reach more landlords now on-line.

[www.cdarpo.org](http://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 25% Discount

Display Size	3 mos	6 mos	1 year
Business Card	\$ 68	\$ 132	\$ 200
¼ Page	\$ 120	\$ 225	\$ 345
½ Page	\$ 225	\$ 375	\$ 600

## 2016 Board of Directors

### Officers

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Matt Montesano	<i>Vice-President</i>
Tom Vandor	<i>Secretary</i>
Bob McRae	<i>Treasurer</i>

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Lisa Benware	Dan Malsan
Sandesh Naik	Mac Mowbray

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*“Landlords  
helping  
landlords”*

We're on the Web!

See us at:

[www.cdarpo.org](http://www.cdarpo.org)

## **CDARPO**

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cdarpo@yahoo.com**

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Requested**

*CDARPO can help.*

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

## **Next Meeting**

### **Thursday, October 13th**

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

*Troy, NY  
7:00pm – 9:00pm*

**One 4<sup>th</sup> Street  
Troy, NY 12180**



**Meetings are held on the 2<sup>nd</sup> Thursday of each month  
September – June.**

*CDARPO NEWS* is published by the Capital District Association of Rental Property Owners.