



**CDARPO**

**Capital District Association of Rental Property Owners**

# Newsletter

## May 2017

*April Meeting at Franklin Plaza — Recap on Page 4*



*Hilary Lamishaw of TRIP speaking at the April 2017 member meeting*

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

### **Next Meeting**

### **Thursday, May 11**

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

#### **Featured Speaker:**

Michael A. Skrebutenas  
*Senior Vice President, Regional Director*  
*Community Preservation Corporation*

*(Details on Page 4)*

---

#### **Speak-Up**

**Networking around the  
Refreshment and Resource Tables**

# Advice to the Houselorn

By Mac Mowbray



I feel like I should pay royalties to “Hints from Heloise” this month. I got several calls from landlords with the same problems she deals with from homeowners! I guess because it is spring, I am getting all these cleaning questions.

Anyway, I'll give an answer for those of you who no longer get the daily newspaper. I am sure I am a dinosaur in this department also. It was not that long ago that I actually used a TYPEWRITER to do this column and MAILED IT IN WITH A POSTAGE STAMP! Enough old geezer stuff. (Actually, I have passed geezer status and am now a codger.)

**Here is a Menands problem.** My tenant is bitterly complaining about spiders in her apartment. I realize this is probably not my responsibility, but this a very good long-term tenant so I would like to help her out.

**Mac says:** Be a little delicate. Find a nice way to say she has got to do some deep cleaning to begin with. The bugs are just in the house looking for something to eat. She must move the furniture, vacuum all the little round nest things and cobwebs everywhere. Wipe everything down with Lysol or other disinfectant type cleaner. Go to the hardware store (or Big Box) and get a can of spray bug killer for use on spiders.

Spray in areas where pipes come through the floors and walls. Spray other areas when and if you see more bugs.

**Troy has another householdy type problem.** He says: I have no idea what my last tenant put down the garbage disposal, but it sure stinks. I tried a few things, but there is still a stale, skunky odor that I have never smelled before.

**Mac says:** Since I am not there (and, frankly, I don't want to be), I really can't be specific in my suggestions. Try this one: Even if it does not work, you will only be out about \$1.98. Make a few trays of ice cubes out of cider vinegar. Run them down the disposal. See what happens and let me know, I have never tried this one before.

**This guy has another happy homeowner goodie.** He asks if it is worth the trouble to clean mini blinds.

**Mac says:** Frankly, I throw them out and buy new ones. They are really cheap. Also, if you are buying a bunch of them at one time they will usually give you a discount if you ask. However, if you are really on a tight budget, buy a box of dryer sheets (the dollar store sells them) and clean the blinds with them. Just chuck them away when they get full of dirt. Don't be stingy with the dryer sheets! You can use them for ceiling fan blades also.

**Here are a couple more Harriet Housewife things** you will all probably use sometime in your careers as landlords.

Did your last tenant leave the stove covered in grease and unknown crud? Before you even start, remove the stove grates and burners. (This is for gas stoves). Place them in a heavy duty plastic bag (construction grade) and dump a couple cups of ammonia in the bag. Secure it tightly. Put it someplace where, if the bag leaks, it will not damage the floor. Outside is good. Leave it over night, clean the rest of the stove using oven cleaner or whatever seems necessary. The grates and burners should be easy to clean the next morning.

For electric stoves with the coil type burners, remove the drip pans and **THROW THEM AWAY AND BUY NEW ONES.** They all rust and are almost impossible to clean.

**Last of all, we had a clogged shower head.** **Mac says:** Unless you really like the shower head, or it was expensive, I would throw it away and get a new one. They are making better water-saving ones now. The older water savers just gave a heavy misting instead of a shower, and they clogged up easily. But, and that's a big but, if you want to save it, put the shower head and a cup of vinegar in a large sandwich bag and put a tight rubber band around it and leave it in the bag over night and the minerals should be dissolved by morning.

See you next month.

## Please patronize our Sponsors

Albany Housing Authority  
Habitat Inspection Services  
John T. Keenan, III, Attorney and Counselor at Law

Mike's Pest Control  
Primerty Realtor  
Rentropolis Property Mgt Software

*CDARPO does not give legal, tax, economic, or financial advice and disclaims all liability for actions resulting from communications with officers or members. Opinions contained within this newsletter are not necessarily those of the organization. Individuals are encouraged to consult legal or financial advisors for professional advice regarding such matters.*





**MAY 31, 2017**

## Stop Pests in Housing Conference

**8:30 – 4:30**

This workshop is a part of the Stop Pests in Housing Project: Enabling Residents to Live Pest Free and Housing Managers to implement Integrated Pest Management (IPM). The conference will focus on bed bugs, cockroaches, and mice.

### Event Questions?

Contact Joellen Lampman at [jlkz6@cornell.edu](mailto:jlkz6@cornell.edu).



### This Workshop is for:

- Public Housing Managers
- Public Works Staff
- Maintenance Staff
- Social Workers
- Resident Coordinators
- Extension Educators
- Pest Management Professionals

### Speakers Include:

- Allison Allen
- Gil Bloom
- Bobby Corrigan
- Jody Gangloff-Kaufmann
- Changlu Wang

The Workshop is Free, but  
Preregistration is Required

[HTTP://TINYURL.COM/STOPPESTS2017](http://tinyurl.com/stoppests2017)

Coffee and Lunch Provided

We have applied for  
recertification credits in  
Categories 7a and 8

**CENTURY HOUSE**  
997 NEW LOUDON ROAD  
LATHAM, NY 12110

May 31, 2017  
8:30-4:30

Primerty LLC  
A Property Management Company  
Sylvia Britt Haefeli  
Realtor® Rental agent

911 Central Ave. #178  
Albany, NY 12206  
877-787-5077  
FAX 877-772-3454  
cell 518-496-3177  
[primerty@gmail.com](mailto:primerty@gmail.com)  
[www.primerty.com](http://www.primerty.com)





## Featured Speaker

### *Michael Skrebutenas*



**Michael Skrebutenas** is Senior Vice President and Regional Director of Community Preservation Corporation's Albany office, where he oversees the company's lending operations throughout the New York State Capital Region. He is also responsible for identifying federal, state, and local government policy and programmatic opportunities to advance the company's mission of creating affordable housing for underserved communities.

Mr. Skrebutenas brings more than 20 years of experience in housing and public service to CPC. Prior to joining the company in 2013, he was President of Housing Preservation and Executive Deputy Commissioner at New York State Homes and Community Renewal (NYS HCR). Before serving at NYS HCR, he was Deputy Secretary of Economic Development and Housing for the New York State Executive Chamber and worked as a development project manager for various non-profit community development organizations. Mr. Skrebutenas also served in the Clinton White House.

Since 1974, CPC has financed more than 170,660 affordable housing units throughout communities across New York State. With \$9.7 billion in public and private investments, our work has helped revitalize countless neighborhoods and provided quality housing for low-income families, senior citizens, and individuals with disabilities.

## April Meeting Recap

*By: Nicholas Mattiello*

Last month, at our April membership meeting, CDARPO members heard from two speakers. First, **Hilary Lamishaw from TRIP** spoke about the importance of tenant screening and how it can improve neighborhoods. She also expressed the importance of background checks and developing a criteria for approval depending on the results. This is one of the many things that TRIP does to combat blight in Troy. Good tenants, and good relationships between tenants and landlords, go a long way to improve communities. As landlords, choosing a well-screened tenant who will respect the place they live doesn't just help improve our chances of getting our rents. It also has an impact on the communities where our buildings are located. Problem tenants decrease the quality of life for all who live in the neighborhood. TRIP provides background checks for \$25 per applicant. Visit [www.triponline.org](http://www.triponline.org) for more information.

Our second speaker was **Steve Alvarez from Empire Property Management Group**. Steve spoke with the group about grieving tax assessments. He explained that reducing your property taxes can be done by challenging the assessed value of your home, rather than by reducing your tax rate. The process can be cumbersome and may vary depending on the municipality that you live in. The deadline to grieve your taxes in NY (Outside of New York City and Nassau County) is the 4th Tuesday in May (May 23, 2017). You will need to file [Form RP-524](http://www.triponline.org) with your local assessor. In addition to the form, you should provide examples of properties that are substantially similar to yours, but have a lower assessment. You can find this information through the assessor's office. More information on challenging your assessment can be found at the NYS Department of Taxation and Finance [website](http://www.triponline.org). If you own property in Albany, Steve provides a service to grieve your assessment. Visit his website at <http://reduceassessment.com/>, input your address and see how much you can save. It's free to submit and you will only be charged if you successfully reduce your assessment. The cost is 50% of the first year savings if your assessment is reduced.

After the speakers, John introduced a few new members to the group and provided time for our regular "30-Second Commercials." We also welcomed our new treasurer, **Damien Cetnar**. We're glad to have Damien join us and help fill the void that will be left when Bob McRae hangs up his hat. We are always happy to accept new members and we look forward to continuing to grow our organization in the future. See you all next month!

# FREE EPA LEAD TRAININGS

May 2017

**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)

May 2, 2017

Albany Community Development Agency

200 Henry Johnson Blvd.

Albany, NY 12210

7:45 am registration/breakfast

8:00 am - 4:30 pm training

May 16, 2017

CEO JLB Community Resource Center

2328 Fifth Avenue

Troy, NY 12180

7:45 am registration/breakfast

8:00 am - 4:30 pm training

May 18, 2017

YouthBuild Schenectady

Social Enterprise and Training (SEAT) Center

131 State Street, Schenectady, NY 12305

7:45 am registration/breakfast

8:00 am - 4:30 pm training

## EPA Certified Renovator Refresher (RRP R)

May 24, 2017

Albany Community Development Agency

200 Henry Johnson Blvd.

Albany, NY 12210

7:45 am registration/breakfast

8:00 am - Noon training

May 26, 2017

Steinmetz Homes Community Room

120 Emmons Street

Schenectady, NY 12304

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: \_\_\_\_\_



Cornell University  
Cooperative Extension  
Albany County

24 Martin Road, Voorheesville, NY 12186

518-765-3500 • FAX 518-765-2490 • [www.ccealbany.com](http://www.ccealbany.com) • [www.facebook.com/ccealbany](https://www.facebook.com/ccealbany)

Cornell Cooperative Extension is an employer and educator recognized for valuing AN/EO, Protected Veterans, and Individuals with Disabilities and provides equal program and employment opportunities. Please contact the Cornell Cooperative Extension Albany County office if you have any special needs.



## Habitat for Humanity ReStore

By Ray Koloski

The ReStore (sponsored by Habitat for Humanity) on Fuller Road in Albany has a wealth of items for landlords. Kitchen cabinets, plumbing fixtures, lamps, flooring, tile, windows and doors, tools and paint are among the items available. They are in good condition and at a reasonable price.

Another incentive to utilizing the ReStore is that a CDARPO membership card (being developed) offers 15% discount on many items.

When a tenant leaves, a significant number of valuable items are often left behind. There is a tax advantage for donating them to the ReStore. The process is simple and Habitat for Humanity (a wonderful charity) benefits and so do you!

The folks at ReStore are friendly, knowledgeable, and attentive. I find it hard to stop in without finding interesting items, or an item I did not even know existed!

ReStore will pick up donated items at no charge, and for a small fee, they also will deliver purchased items. Call (518) 275-6638 for details.

A trip to the ReStore will lift your spirit!



## 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 1<sup>st</sup> of each month.

If the client's income goes down, AHA pays additional subsidy.

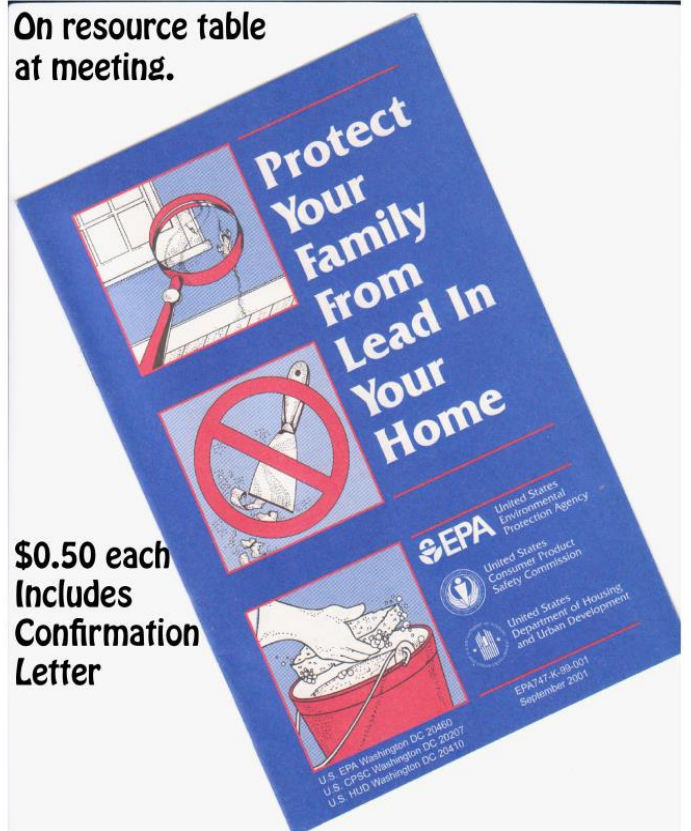
Client must sign a 1- year lease. Client must pay security.



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)

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

## 2017 Board of Directors

### Officers

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

### Board Members

Nicholas Mattiello	Ray Koloski
Beth Ann Hughes	Beverly Brickner
Emily Calabrese	Denise Clement
Lisa Benware	Dan Malsan
Sandesh Naik	Mac Mowbray

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

Inquiries regarding the newsletter or advertising should be directed to:

Cheryl Hulseapple, Editor  
P.O. Box 11097, Albany, NY 12211-0097  
e-mail: [chulseapple@gmail.com](mailto:chulseapple@gmail.com)  
tel: (518) 881-8843

**Renttropolis**   
Online Property Management Software

- Our system makes your job easier
- Starting at \$9.97 / month
- Online Rent Payment Options as low as \$1 per transaction
- Free 14 day trial, no credit card needed

[www.Renttropolis.com](http://www.Renttropolis.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.



*“Landlords  
helping  
landlords”*

We're on the Web!

See us at:

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

## CDARPO

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

Phone: 518 433-7377

E-Mail:  
[cdarpo@yahoo.com](mailto:cdarpo@yahoo.com)

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, May 11

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

*Troy, NY  
7:00 pm – 9:00 pm*

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.