



Newsletter

March 2018

Two Members Receive Lifetime Membership Awards (Details p. 4)



Annual Dinner and Swearing-In Ceremony at The Comedy Works, Saratoga, February 8.
Board members pictured left to right: John Keenan, Damien Cetnar, Tom Vandor, Andrea Daley, Nicholas Mattiello, Beth Anne Hughes, Lisa Benware, Dan Malsan, and Matthew Montesano

Cover photo credit: Jay Nerad

CDARPO

Capital District Association of Rental Property Owners

Next Meeting

Thursday, March 8

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

Featured Speakers:

Scott Taylor
Owner

Taylor Tech Security Professionals
(Details on Page 4)

Speak-Up

Networking around the
Refreshment and Resource Tables

Advice to the Houselorn

By Mac Mowbray



Last month's column contained a handful of stuff you are probably not going to see again... But I got quite a few requests for little helpful hints that helped with houses in general, not just landlords. So, if I run across them you will see a "Hint of the Month" item which may or may not be useful.

Since most landlords are generally resourceful folk, many of these things are already second nature to you, things you have been using for years without even realizing it.

Hint for March. If you use a lot of caulk (and who doesn't?) and have a problem with the caulk drying out, just get a plastic wine cork and drill a 5/16ths hole in it and stick it on the end of the caulking tube. It's easier than hunting up a nail or coat hanger to poke a hole in the tube to use the caulk again. Can't find that special forked brush you use to clean Venetian blinds? Use a pair of tongs with a terry cloth rag moistened with a cleaning solution.

OK back to the landlord stuff. I now it's a little late, but I got lots of FROZEN pipe questions. We will start with the cautions. Do NOT, I repeat Do Not, use a blow torch to thaw pipes. You could burn down the house. You would no longer have frozen pipes, but that would then be the least of your worries! Use a hair dryer. Even a heat gun can be dangerous.

But before you do that, be sure to shut off the water. Depending where the break is, you may have to shut the water off outside the house. If you do not have a curb key, you will have to call a plumber or the water dept. If you have your own well, shut off the pump and valves before and after the broken pipe. Consider replacing the bad pipe section with PEX flexible pipe. It is easier to work with.

Before you turn on the water again, determine why it froze. It may involve putting more insulation in the area, or placing a heat tape on the areas prone to freezing. You could consider

getting some heat into the area. Be careful using space heaters. If you do not have electric available, you may have to use a kerosene or propane space heater. They need to be checked on as they will have to be refueled periodically. If you are unsure of what you are doing, call a professional.

A bad repair or replacement could result in additional problems of a similar nature. We have had prolonged periods of extra cold weather. These problems may not happen again for years. It is best to be prepared. If your plumbing was installed in the last half dozen or so years, the installer might not be aware of the need to place pipes far enough from uninsulated outside walls to prevent this. Also, if you had these problems because someone turned the heat down too low, warn them of the consequences and their cost.

Rensselaer has a dirty toilet. Recently a tenant move out and left the place OK. I would say a B- in all fairness. Quite a bit of it could be put down to normal wear and tear. He was there a long time. Anyway, I cleaned and painted the place and it looks pretty good except I could not get the toilet bowl clean enough. I tried all the commercial cleaners and scouring powder and it is still brownish black on the bottom.

Mac says: This is an easy one. My favorite kind of question. Go to the Dollar Store and buy a large jug of chlorine bleach. Nothing fancy, no need to buy "New and Improved, splash free or mango peach scented." Pour about a cup and a half in the toilet bowl and leave it for 3 or 4 hours. No scrubbing or scraping. Flush the toilet and smile. CAUTION: Never combine chlorine bleach with ANYTHING containing AMMONIA. It is poison and give off noxious fumes.

See you next month. Call: 463-4310.

Mac

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Landlords of the Capital Region

Nicholas Mattiello



Where do you own rental property in the Capital Region?

Albany

For how long have you been a landlord, and how did you first learn about and become involved in CDARPO?

I've been a landlord since 2008. I learned about CDARPO in 2011 when I was looking for a way to network with other landlords. I was 27 at the time, so I knew I needed support.

What is your first experience or memory of CDARPO?

The annual dinner at the Crossgates Banquet hall when Terence was sworn in.

What has been your biggest failure or challenge as a landlord? How did you overcome it?

My biggest failure was not screening tenants prior to signing a lease. I had a horrible experience with some tenants who weren't paying rent and left the apartment in poor condition. Thanks to advice from CDARPO, I was able to avoid going through an eviction. I negotiated with the tenant to let them out of their agreement early, in exchange for one month of back rent and forfeiture of the security deposit as final payment.

If you could change one thing about CDARPO, what would it be?

Increase membership with a focus on younger landlords.

What one piece of advice would you give to a new landlord that you wish someone had given you?

Screen your tenants, screen your tenants, and remember to screen your tenants!

Tell about an amazing (good or bad) tenant experience.

I'll give one of each. Bad: I had a tenant selling pot out of my apartment. I knew this because when they left, my wife and I went to clean the apartment and we found a large suitcase with four large, empty vacuum-sealed bags inside. They had "Orange Kush" written on them and the inside smelled like there was a skunk living in it. We later found out that he had been arrested last year for selling opiates. I believe he's in jail now. On the bright side, we cleaned that suite case and still use it when we travel!

Good: When we bought our house in Clifton Park, we toyed with the idea of renting our old primary residence instead of selling it. We needed a tenant to sign a lease and have the terms match up perfectly with our closing date. We also had to close on time on the new house. We bought a foreclosure, so we were skeptical. Luckily, we found a tenant who was selling her house and was very flexible in regards to her move-in date. We were also able to close on time thanks to CDARPO's past president, John Keenan (who will tell you it was the longest closing he's ever done—it took four hours). Our tenant moved in with her family a week after we closed and stayed for a year before moving in with her boyfriend. I was a very positive tenant experience.

What else do you do when you aren't landlording? Is there anything else you'd like to share?

I am a Financial Advisor. My brother Michael and I have a partnership together called The Mattiello Group. I am currently the president of this great organization (CDARPO) and I also serve on the board of trustees for The Arts Center of the Capital Region in Troy.

In addition to my career, real estate business, and volunteer work; my wife, Mariel, and our three daughters enjoy boating on Saratoga Lake in the summers and riding the mountains in Vermont in the winters.

To be a featured landlord, or to suggest someone, contact Cheryl Hulseapple, CDARPO Editor, at chulseapple@gmail.com. (Photo by Tom Vandor)

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Featured Speaker *Scott Taylor*



Scott Taylor is the owner of Taylor Tech Security Professionals.

The service offers installation, service, and maintenance of burglar alarms, fire alarms, surveillance systems, access systems, intercom systems, medical alert, flood detection, carbon monoxide detection, and driveway alert. Commercial and residential, licensed and insured.

For more information, contact:
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Website: www.taylorstechLLC.com
Email: Scott@taylorstechllc.com



Two Members Receive Lifetime Membership Awards



Outgoing president John Keenan presents a Lifetime Membership award to Ray Koloski, as new president Nicholas Mattiello looks on



Beverly Brickner also receives a Lifetime Membership Award
Photo credits: Tom Vandor



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FREE EPA LEAD TRAININGS

March 2018

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

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.)

EPA Certified Renovator Initial (RRP I)

March 6, 2018

CEO JLB Community Resource Center
2328 Fifth Avenue, Floor 3, Troy, NY 12180

7:45 am registration/breakfast

8:00 am - 4:30 pm training

March 13, 2018

Albany Community Development Agency
200 Henry Johnson Blvd., Floor 2, Albany, NY 12210

7:45 am registration/breakfast

8:00 am - 4:30 pm training

March 28, 2018

Steinmetz Homes Community Room
120 Emmons Street, Schenectady, NY 12304

7:45 am registration/breakfast

8:00 am - 4:30 pm training

EPA Certified Renovator Refresher (RRP R)

March 2, 2018

Steinmetz Homes Community Room
120 Emmons Street, Schenectady, NY 12304

7:45 am registration/breakfast

8:00 am - Noon training

March 20, 2018

Albany Community Development Agency
200 Henry Johnson Blvd., Floor 2, Albany, NY 12210

7:45 am registration/breakfast

8:00 am - Noon training

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

Address: _____ City: _____ State: _____ Zip: _____

Company or Organization: _____

Phone: _____ Cell Phone: _____ Email: _____

Cornell Cooperative Extension | Albany County

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Eddie Clark, comic at the annual dinner
Photo credit: Jaye Nerad

WINDOW REPLACEMENT WORKSHOP

- ❖ Learn the safe way to remove and replace windows ❖
- ❖ Reduce lead poisoning exposure ❖
- ❖ Improve energy efficiency ❖
- ❖ Increase home value ❖

This class is designed to teach landlords, homeowners, tenants, and contractors how to replace old windows using lead safe work practices. Workshop topics related to window replacement will include lead poisoning prevention education, tools needed, cost benefits, and energy savings. **FREE educational resources and window replacement supplies will be provided to all participants.**

March 15th, 2018
10:00 am – 12:00 pm
Capital South Campus Center
20 Warren St, Albany, NY 12202



No charge for the class, however pre-registration required.

Register online:

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

OR

by phone:

518-765-3529



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

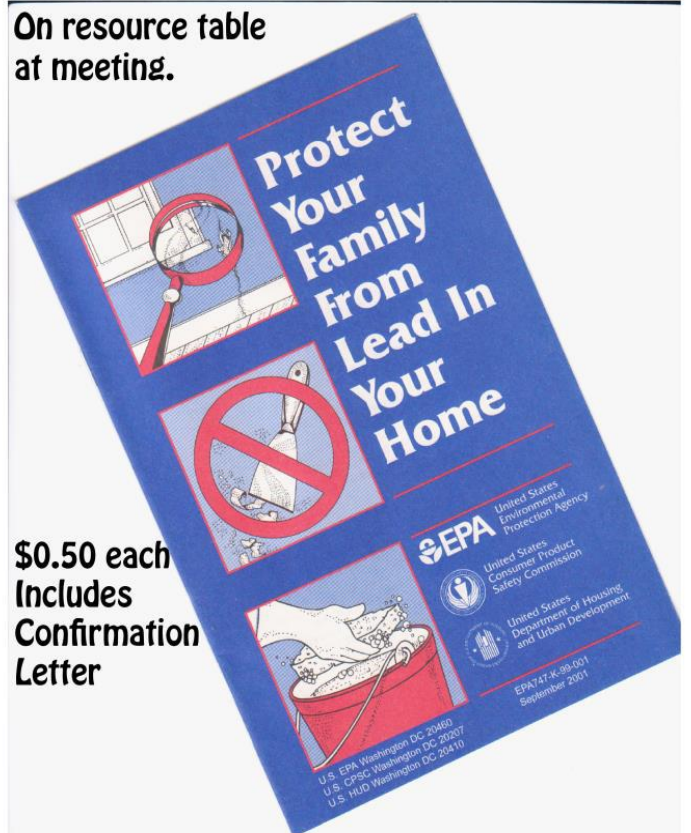


It's quick and easy to list your rental unit.

For additional information Albany Housing Authority at: (518) 641-7500 or on the web at www.albanyhousing.org

On resource table
at meeting.

\$0.50 each
Includes
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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 snail mail newsletter.

Already a member? Renew your CDARPO membership for 2018.

Find our membership form on-line at 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 or call (518) 433-7377. We will send them newsletters and information.

Advertisers!

Reach more landlords now on-line.

www.cdarpo.org.

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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

2018 Board of Directors

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Matt Montesano	<i>Vice-President</i>
Tom Vandor	<i>Secretary</i>
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Beth Anne Hughes	Mac Mowbray
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CDARPO NEWS is published by the
Capital District Association of Rental Property Owners.

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*“Landlords
helping
landlords”*

We're on the Web!

See us at:

www.cdarpo.org

CDARPO

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cdarpo@yahoo.com

Address Service
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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 8

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

*Troy, NY
7:00 pm – 9:00 pm*

One 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.