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FEATURED SPEAKER

SCHUYLER HATT

'The Mold Man'

Certified Mold Inspector specializing in mold detection and remediation

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NEXT MEMBER MEETING

THURSDAY, APRIL 12

7-9:00 p.m. at Best Western Plus
Franklin Square Inn, One 4th Street, Troy, NY
(across from Dinosaur BBQ)

CDARPO

LANDLORDS HELPING LANDLORDS

The Capital District Association of Rental Property Owners | **APRIL 2018**



Ray Koloski

Man of Many Hats

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RAY KOLOSKI: MAN OF MANY HATS

Ray Koloski says he's "never met a group of people who were more giving and so eager to help you out" than CDARPO.

Years ago, during a meeting at the house of John Fenimore – another long-term, retired member – Ray came up with the CDARPO motto "landlords helping landlords."

He recently received a lifetime membership award, along with Beverly Brickner. He was a landlord for 30 years, a member of the CDARPO board for at least 10, and newsletter editor for 4. He's retired from the board and he's no longer a landlord. He can't remember how or when he first learned about CDARPO.

"It looks like I'll be able to spend a lot more time here [at home] now. I may get to travel, tend to my photography, and take care of those gardens that are always getting ahead of me."

His home is located on the Mohawk River next to the Twin Bridges, "which are wonderful photographic symbols in all weather, especially at night or after a hurricane." His backyard is a bicycle path. His front yard is the Mohawk, which is also the Erie Canal.

MANY HATS

Over the years, he's kept himself busy with CDARPO, landlording, photography, and tennis. His email address is "Rayhats" (at Gmail) he says, because he "wore so many hats."

When asked what he'd like to see CDARPO do differently, he said he'd like to see "more events planned, so that we'd do some things that were a little more fun."

"It might also be a good idea for us to have a metal plaque for our property that says 'CDARPO owner' on it and 'built such and such a date.'" Identifying

as a CDARPO member "does make a difference." He was "pleased" when CDARPO started having meetings in Troy, which "has a wealth of Tiffany windows" and "is an up and coming place."



ADVICE FOR NEW LANDLORDS

His recent health issues have been his biggest challenge as a landlord. "Trying to operate with macular degeneration. Now I can no longer drive. I can't read my mail. I can't do anything of that nature, so I have people helping me. It's very, very difficult."

Figuring out who to trust can also be a challenge. He recently asked a tenant to help him with paperwork. She forged checks totaling thousands of dollars "and will soon find accommodations supplied by the county."

His advice for new landlords would be to never rent to anyone without doing a \$25 background check through TRIP, the Troy Rehabilitation and Improvement Program.

"I would definitely have prospective tenants pay the fee. A lot of people are lookers and if you have them make an investment of \$25, it's really worthwhile."

Ray says he had a lot of close relationships within TRIP, which makes places available for people who couldn't normally afford to rent. And they also operate a landlord training program that he introduced potential landlords to.

HIS PROPERTIES

Ray may become a landlord again. He's says he's "thinking about possibly

buying a multiple residence down in Sarasota" for his son to operate. Ray has three children and various grandchildren and great grandchildren in Florida.

At one point during his career as a landlord, he owned properties on Broadway in Rensselaer that he wanted to sell. "I couldn't sell them, and a broker told me, 'You're pricing them too low. Price them higher.' And he was right. Some people from California came in and bought them for substantially more than I had been asking."

He almost sold one of his most recent properties to former CDARPO president John Keenan. Located at 204 and 206 Second Ave. in Lansingburgh, the two Victorians were built in 1890 and 1898.

"John being president last year was a really valuable addition to our membership.

He's not only willing to share his legal background, but he does it almost like a stand-up comic. He mentioned on the way to the annual dinner—he drove me up—that I was the reason he was president because I 'pushed him into it.' I said I think he'd be great. He said, 'I don't own any property.' We almost took care of that together."

Although John chose not to purchase, Ray recently did sell to a neighbor and John acted as Ray's attorney.

The Lansingburgh properties "fronted on the Hudson and some of the apartments had beautiful views. One of them had a big front porch and the other had a sun room that I had built on the apartment."

You're welcome to contact Ray at (518) 588-6588. You can visit his house by car or by bike. He always has "a cold beer in the refrigerator and a view of the river and the bridge."

BY CHERYL HULSEAPPLE

Cover photo: Lansingburgh properties

Cover photo to credit: Ray Koloski

Photo of Ray on his deck taken by

Cheryl Hulseapple

ADVICE TO THE HOUSELORN BY MAC MOWBRAY

NOW FEATURING SOME HAPPY
HOMEOWNER TIPS, BY POPULAR
REQUEST

Mice in your attic or garage? Put mothballs around the walls. It also keeps the spiders down. Do not use this in the house. It will stink up the place!!

Are you having trouble with moths munching your woolens? Put whole cloves in the pockets of wool garments. Smells better than moth balls!

Trying to save money on electric? Dry all your clothes at night. Many places have cheaper night-time rates. Check with your electric supplier.

Colonie has a broken window.

One of the little **&+%\$#!! brats in the neighborhood put a baseball through one of my windows. (Or so the tenant says.) Anyway the window is broken.

Last time I repaired a broken window, the putty (it is now called glazing compound) started falling out a few years after I fixed the window. News Flash! NOTHING lasts as long as it used to. In case you are interested, I am old enough to remember when most stuff did last longer. However, in this case, it should last much longer than a few years.

Mac says: Try this method.
Remove all the broken glass and

carefully scrape or chisel out the old putty or glazing compound and push points (those little doo dads that hold the glass in place). Coat the raw wood with linseed oil or alcohol-based paint to seal the wood.

The reason the putty may have failed before is that the old raw wood may have soaked up the solvent in the putty, causing it to dry out too quickly. When the oil or paint is dry, insert the new glass. Fasten it with the push points and re-putty. Let the putty dry a few days or more before giving it a couple coats of good quality exterior paint. The putty must be painted. It is not weather proof.

Ravena's tenant complains that her garbage disposal stinks.

Mac says: First ask her what she put down there. No used kitty litter, no dead mice or birds. She will deny all of this. Tell her to take the box of baking soda that she uses to deodorize the refrigerator and dump it down the disposal. She may need more than one box.

Boring reminder for spring. During winter, leaves will have blown onto the roof. Now they may be embedded in clumps of ice near or in your roof drains or gutters. Get up there and check. You will thank me after the first rain.

See you next month.

MAC
(518) 463-4310



FEATURED SPEAKER SCHUYLER HATT

'THE MOLD MAN' IS A CERTIFIED MOLD INSPECTOR (CMI). HIS SERVICES INCLUDE:

- Mold remediation
- Air sampling
- Disaster restoration (fire, water, smoke, etc.)
- Basement, garage, attic cleanouts
- Bed bug removal and cleanup
- Solving home health issues for allergy and chemical sensitivity

Contact

Mold Man, LLC
Albany, NY
(518) 384-4614
Moldmanllc@gmail.com





MONTHLY MEMBER MEETING – NETWORKING. RESOURCES, REFRESHMENTS

CDARPO MEMBERS REPRESENT THE ENTIRE CAPITAL DISTRICT – FROM ALBANY, RENSSELAER, TROY, SARATOGA, AND SCHENECTADY COUNTIES.

General meetings take place on the second Thursday of each month, September–June. Hear professional speakers and meet with members who have years of landlording experience. Find us on Facebook and join our online discussion and newsletter distribution groups. See cover page for date, time, and location.



THE CAPITAL DISTRICT ASSOCIATION OF RENTAL PROPERTY OWNERS

P.O. BOX 11098
ALBANY, NY 12211-0097
(518) 433-7377
www.cdarpo.org
membership@cdarpo.org
cdarpo@yahoo.com

NEXT MEMBER MEETING

Thursday, April 12, 2018

2018 BOARD OF DIRECTORS

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MEMBERSHIP & NEWSLETTER INQUIRIES – PLEASE JOIN US!

MEMBERSHIP DUES ARE \$45 PER YEAR (PDF NEWSLETTER) OR \$50/YEAR (SNAIL MAIL). WE PUBLISH 10 ISSUES PER YEAR.

Send membership inquiries to: Membership@cdarpo.org. For newsletter inquiries, questions, or stories, contact Cheryl Hulseapple, newsletter editor. Email: Chulseapple@gmail.com or phone: (518) 801-6466.