

FEATURED SPEAKER

**Kathleen Kiernan:**  
**AirBNB and how to use it**  
**effectively**

NEXT MEMBER MEETING

THURSDAY, JUNE 13th  
7:00–9:00 p.m.  
At the Courtyard by Marriott  
Albany Troy/Waterfront  
515 River Street, Troy, NY

# CDARPO

LANDLORDS HELPING LANDLORDS

CAPITAL DISTRICT ASSOCIATION OF RENTAL PROPERTY OWNERS | JUNE 2019

## ANNUAL SUMMER OUTING

JOIN US ON THE *LAC DU SAINT SACREMENT* FOR A MIDDAY LUNCHEON CRUISE

**SATURDAY AUGUST 10**

**12PM-2PM**

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OR MAIL CHECKS (PAYABLE TO CDARPO) TO  
PO BOX 11097, ALBANY, NY, 12211



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## ADVICE TO THE HOUSELORN BY MAC MOWBRAY

Recently I have been accused of repeating myself, answering questions that have been answered before.

Yes, it is true that does happen from time to time. The reason is that we have new landlords and prospective landlords who have not had access to past issues of the newsletter. Therefore the problem is new to them and they may not have any reference books or do not know how to find the answer on the computer. If a problem has too complex a solution, from time to time I suggest that they do a computer search or consult a "Do It Yourself Book". In fact in this month's column, I do just that.

Before we get to the questions, here are some "Happy Homeowner" hints. This feature of the column was never part of the original intent of the article, but it has proven popular. It does serve to head off some potential problems that anyone, not just landlords, may have.

Historic Albany Foundation Parts Warehouse (89 Lexington Ave, Albany) has for sale shallow wooden drawers from old built in cupboards that can be used by your tenants as "under bed storage". Simply put casters on the bottom and they can easily be pulled out for regular use with out scratching the floor or if

carpeted, easy to pull out. Most older rental units don't have enough storage, so this can be an added feature to offer your tenants.

If you have large bushes on your property, you probably have clippers to trim branches. In order to avoid climbing on a stepladder, try adding some length to the clipper handles for the high branches. Use the correct size PVC pipe as extensions. Make them as long as you need. Drill a hole in the pipe into the wooden handle and fasten with a screw or two. These can be easily removed when not needed.

Next is a hint you can use for yourself or your tenants. Rather than putting a stop on the garage floor to prevent hitting the back of the garage, hang a tennis ball from the ceiling so it hits the windshield before the front of the car hits the back of the garage. This is better than the stop on the floor because folks tend to trip over the stop when carrying things into the garage. The tennis ball is far less dangerous.

Your wet/dry shop vac can be used to suck hair and soap gunk out of slow shower drains. This avoids the use of harsh smelly chemicals. Also, those long plastic strips with barbs on the sides are also useful for this purpose.

### Now to the questions.

*Downtown Rensselaer has a sticky problem.* My last tenants used duct tape to fasten and fix everything from cracked windows to hanging pictures

and posters. They even taped down the scatter rugs to keep them from slipping. How can I get this off with out damaging the surfaces?

**Mac says:** Try using a hair dryer (NOT A HEAT GUN!) Grasp a corner and gently pull up, letting the hair dryer do the work. When finished spray with WD 40 or a similar product to remove the residue. Wash the WD 40 off with a strong spray type cleaner such as 409 or Mean Green. Rinse and dry.

Uptown Albany has to make Codes Department happy. On my last ROP inspection the inspector told me I have to replace the ropes in several of my windows since they don't stay up with out a stick to hold them up. How do I do this? I can't see how it could be done.

This is the one where I refer you to a book or a website. The process is not rocket science, but it can be daunting if you have never done it or seen it done. There are people who do it, but it can take a couple of hours depending on the condition of the windows and the size of them. It could be costly even if you find someone to do it. Before you go any further ask the code department if the small metal butterfly shaped device that is inserted in the sash track is acceptable to them.

(CONTINUED FROM PAGE 2)

These work but they are not good for very heavy sash since they do not act as a counter balance as a sash weight does. Look up the job on the computer or get a Do It Yourself Book at the library or better yet, buy one. They are great to have on hand.

*Latham has a plumbing problem.* I recently modernized the bathroom in one of my apartments. New vanity, lights and toilet. The latter is the problem. It replaced an old one that used a lot of water, which I pay for. Several times the tenant has called for a clogged toilet. He insists he put nothing down the toilet that should not go there. Just

toilet paper and human waste. I don't live near by and work every day, so I can't be running over there to unclog the toilet. Calling a plumber would really eat into my profit quickly.

Mac says: Join the club (I belong) the new toilets in order to use less water have a smaller hole for the waste to pass through. Therefore larger waste has a tendency to get stuck. It is easily dealt with. Buy the tenant a good quality toilet plunger. It has an extension on it. It looks somewhat different than a sink plunger. Tell him to use it the minute the toilet seems slow. That should work. If you have frequented rest rooms in restaurants and other

public places, you will probably notice a plunger nearby. Good luck.

See you in September,  
Mac Mowbray



## UPCOMING EVENTS

**JULY 16**

**ATSCO**

**Special CDARPO member event  
Tuesday, July 16th at 7:00 PM at  
ATSCO Products located at 445  
North Pearl St, Albany NY 12204**

Please join CDARPO for an update on new innovations and hot topics in cleaning and restoration products and projects.

Featured refreshments from our own local Fort Orange Brewery will be provided along with door prizes and special product samplers. There will be plenty of on-street parking.

RSVP Deadline is Tuesday July 9th so we can give ATSCO a headcount for planning purposes.

**JUNE 12**

**CONTRACTOR BREAKFAST  
(SEE FLYER BELOW)**

The breakfast held on June 12 will be hosted by **SONYMA** and **CRBRA**.

**SONYMA** is the State of NY Mortgage Agency that focuses on helping first time qualified homebuyers with low-interest loans. In addition, they also own properties in NY. The link (<https://hcr.ny.gov/sonyma-owned->

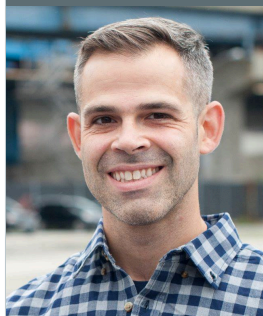
properties-sale) will bring you to a listing of properties for sale, which is updated monthly.

**CRBRA** is the Capital Region Builders & Remodelers Association. This group is located in Clifton Park and focus on professional builders and remodelers in the industry.

**SONYMA** also has some residential rehabilitation projects in the Capital District and looking for local contractors to do the work.

This breakfast is a great opportunity for any of our members who are contractors.

## INTRODUCING....



Nicholas Mattiello: President

Nick has been a member of CDARPO since 2011 and has been president for the past 2 years. When not managing the two properties he owns with his wife, Nick works as a financial advisor for Merrill Lynch.

Would you like to get to know the members of CDARPO?

Each edition we will feature a couple of members with a picture and brief bio to share. If you are interested in being featured and would like to introduce yourself, please feel free to send a picture and a few sentences about yourself to

[Marielm13@gmail.com](mailto:Marielm13@gmail.com).

## 2019 BOARD OF DIRECTORS

## OFFICERS

Nicholas Mattiello *President*

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Robert Newberry *Secretary*

Tom Vandor *Treasurer*

## BOARD MEMBERS

Andrea Daley Beth Anne Hughes Dan Malsan

Mac Mowbray Eric Wentz Karen Wentz Lisa Benware

**MONTHLY MEMBER MEETING**

NETWORKING. RESOURCES, AND  
REFRESHMENTS

CDARPO members represent the entire capital district- from Albany, Rensselaer, Troy, Saratoga, and Schenectady counties.

General meetings take place on the 2nd Thursday of each month, September–June. Hear professional speakers and meet with members who have years of land-lording experience. Find us online at CDARPO.org and on Facebook, and join our Yahoo discussion and newsletter distribution groups. See cover page for the latest meeting date, time, and location.

**MEMBERSHIP & NEWSLETTER  
INQUIRIES**

PLEASE JOIN US!

Membership dues are \$75/year and include a 10-issue monthly newsletter, a landlord help line, education classes, free advertising at meetings & more.

Send membership inquiries to:  
[Membership@cdarpo.org](mailto:Membership@cdarpo.org).

For newsletter inquiries, questions, or story ideas,

Contact Mariel Mattiello Newsletter Editor.  
Email: [MarielM13@gmail.com](mailto:MarielM13@gmail.com)  
Phone: (518) 221-0168

## PROPOSED BYLAW CHANGES

Article III, Paragraph 2: Change language to:

"Membership applications must be in writing on CDARPO's form *or entered via the Signup Link for registration on CDARPO's website* accompanied by one year dues. Such payment will be refunded if application *or data input is defective, fraudulent, missing, or otherwise not accepted by the Executive Board of Directors.*"

Article III, Paragraph 3: Change language to:

"Any member whose dues are not paid in full within *thirty (30) days (the grace period)* after the annual renewal date may be dropped from membership, *blocked from member-only access to content on CDARPO's website, and denied access to CDARPO's online information exchange forum. Once dues are paid in full for renewal, membership privileges will be restored effective on the date of the member's payment. The member's original renewal anniversary date however will not change if renewal payment is made within the grace period, unless specifically authorized differently by a simple majority vote of the Board of Directors on case by case basis.*"

Article X, Paragraph 2: Change language to:

"Dues and other monies collected shall be placed in depositories and/or securities approved by the Board and shall be disbursed *via electronic funds transfer or* by checks..."

**Notice: Voting on these changes will be held at the June 13<sup>th</sup> meeting.**

## PROSPECTIVE NEW MEMBERS??

For anyone interested in becoming a member of CDARPO or know folks who might be. Here are some useful facts about our meetings.

- For any non-members, the first meeting is FREE. Bring a guest and let them sit in to hear what we have to offer
- All subsequent meetings for non-members will be \$10 at the door.

"Landlord Truisms" -- "*The size of the tenant record file is inversely proportional to the quality of the tenant.*" The takeaway is that a file full of documented tenant issues and problems means that one might be better off finding a more suitable tenant.

~Tom Vantor

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Fax (518) 432-0981  
[john@keenanlegal.com](mailto:john@keenanlegal.com)

## Capital District Association of Rental Property Owners

P.O. Box 11097  
Albany, NY 12211-0097  
Phone: (518) 433-7377  
Email: [cdarpo@yahoo.com](mailto:cdarpo@yahoo.com)  
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## 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!

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- AHA completes yearly HQS inspection.
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**\$0.50 each  
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## ADVERTISERS REACH MORE LANDLORDS

CDARPO members and business affiliates receive a 25% discount on advertising rates. Contact us for more information.

# You are Invited to a Free Contractor Breakfast

*Expand your business with the State of New York Mortgage Agency  
and connect with new customers*

**Wednesday, June 12th, 2019**

**8:30am-10:00am**

**Capital Region Builders & Remodelers Association**

**10 Old Plank Road, Clifton Park**

SONYMA has residential rehabilitation projects throughout the Capital District and is looking for local contractors to do the work.

CRBRA and SONYMA are inviting local contractors to a free breakfast to learn how to become a Registered SONYMA Contractor and receive bids for our residential rehab projects.

**Meet face-to-face with SONYMA Representatives and get started!**

**Please bring:**

- Liability Insurance
- Applicable licenses (plumbing, electrical)
- Any special certifications (i.e. asbestos or lead based paint abatement, mold remediation), helpful, but not required.
- Three job references

**Space is limited so reserve your seat early.**

**Confirm your reservation by Wednesday, June 5th.**

**RSVP: Michelle Schimel 212-872-0338 or email to: [michelle.schimel@nyshcr.org](mailto:michelle.schimel@nyshcr.org)**



# FREE EPA LEAD TRAININGS

June 2019

**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)

June 5, 2019

**SUNY Career and Counseling Center**

**433 State Street, Room 238, Schenectady, NY 12305**

7:45 am registration/breakfast

8:00 am – 5:00 pm training

June 11, 2019

**Capital South Campus Center**

**20 Warren Street, Room 204, Albany, NY 12202**

7:45 am registration/breakfast

8:00 am – 5:00 pm training

June 18, 2019

**Montgomery County Public Health**

**Fonda Annex Building, Room 111**

**20 Park Street, Fonda, NY 12068**

7:45 am registration/breakfast

8:00 am – 5:00 pm training

June 26, 2019

**CEO JLB Community Resource Center**

**2328 Fifth Avenue, Floor 3, Troy, NY 12180**

7:45 am registration/breakfast

8:00 am – 5:00 pm training

## EPA Certified Renovator Refresher (RRP R)

June 27, 2019

**CEO JLB Community Resource Center**

**2328 Fifth Avenue, Floor 3, Troy, NY 12180**

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 Cooperative Extension | Albany County**

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