



Property owned by board member, Sean Daley

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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Menands complains of frozen pipes.

I have a large 4 family house (Two big apartments divided in half) that I have owned for a long time. I have never had pipes freeze before. I have no experience with this problem. What to do? (I answered this call on the phone)

Mac says: First, determine if any of the pipes have burst. If they have, turn off the water supply before you begin to thaw the frozen area. You can do this with heat tape, hair dryer or a space heater with a blower on it. Do NOT use a blow torch or a heat gun. Once the pipes have thawed, repair the burst portion if necessary. Turn the water back on. Next determine why the pipe froze. Since it has not happened to you before in this building, a little detective work may be necessary. Chances are a tenant left a door or window open and does not want to admit it, if that's the case, warn all the tenants to be more careful. Other causes could be a foundation crack near the pipes. Check that before contacting the tenants.

Colonie has a heat problem.

She says: I have a three family house with one boiler to heat the whole building. I keep the thermostat set at 70 degrees. The radiators are sized properly and all three apts. stay at 70. The bottom floor tenant wants it much warmer. The other tenants absolutely DO NOT want it above 70. I told her to get some electric radiators to supplement the heat. She wants me to buy the space heaters and pay for the additional electric they use. We are at an impasse, What to do?

Mac says: If she is otherwise a good tenant, offer to buy the space heaters, DO NOT under any circumstances, agree to pay a portion of her electric bill, you will regret it. Tell her it's a good offer and that is the best you will do.

You might remind the tenant that she would be more comfortable if she closed drapes and pulled down shades at night to block the cold emanating from the windows. Conversely, she should open the drapes and shades when the sun comes up. That is presuming that she is not doing this.

Happy New Year to everyone. Let's hope 2021 is a better year for landlords.

See you next month. Keep those questions coming. However, remember I don't do legal advice. There are questions about our rights and responsibilities that need to be answered, This is uncharted territory and some of the question have no answers at this point.

Mac



We are a coalition of responsible landlords statewide who operate small businesses, provide quality housing to other hardworking New Yorkers and serve as economic drivers in their local communities. We're invested in improving the apartment industry for all.

DONATE NOW!

ASK CONGRESS TO HELP RENTERS & PROPERTY OWNERS RECOVER FROM COVID-19

About under one Roof

This coalition consists of responsible individual landlords and property management companies statewide who are urging state lawmakers to address the unintended consequences of the Housing Stability & Tenant Protection Act of 2019 on both landlords and tenants and advocate for changes to the law. Our members are small business owners who provide quality housing to other hardworking New Yorkers and serve as economic drivers in their local communities.

As its currently written, this law stifles economic development and disincentivizes necessary investments in the statewide apartment industry, places onerous burdens on business owners and limits tenants' access to quality and affordably priced housing options.

UNDER ONE ROOF was founded by the New York Capital Region Apartment Association (NYCRAA). NYCRAA was founded with the purpose of joining together small and large owners of real estate for their mutual benefit. The organization is comprised of owners and managers of multi-family rental properties and other entities such as vendors, who work in fields related to the housing industry. Through an organized program of information, project development and educational seminars, the Association keeps its members informed on all phases of the multi-family housing industry.

Our affiliation with the National Apartment Association which represents over 10 million apartment homes brings the perspective, resources, and information that can only come from a national

organization. No other organization can boast of such widespread support in the apartment industry!

Coalition Members

- New York Capital Region Apartment Association (NYCRAA)
- National Apartment Association
- Unshackle Upstate
- Chemung Landlords Association
- Institute of Real Estate Management (IREM) Chapter 58
- Capital Region Chamber
- Park Avenue Landlord Association (Rochester)
- Glendale Communities
- WEBB Rentals, LLC
- Community Housing Improvement Program
- Freedom First Real Estate Investors Association (FFREIA)
- Capital District Association of Rental Property Owners (CDARPO)

MONTHLY MEMBER MEETING

PLEASE JOIN US!

VIRTUAL MEMBER MEETING

Speaker:

Jaime Michelle Cain, Esq is a partner in the Boylan Code Real Estate Department and concentrates her practice in commercial and multi-family real estate transactions throughout the State of New York.

Jaime Michelle Cain assists buyers and sellers in all aspects of real estate purchases, refinances, leasing and construction. In addition, Jaime represents local and regional banks in lender financing, including SBA 7(a) and 504 programs. Jaime represents owners, landlords, and investors as part of her practice and provides Fair Housing training and consultation to ensure compliance with federal, state and local laws. Jaime is proficient in commencing and defending summary proceedings on behalf of clients for non-payment and breach of lease. She also defends landlords accused of violating the Fair Housing Act and the New York State Human Rights Law.

Most recently, Jaime has become the coalition leader of [Under One Roof](#), an organization of Upstate New York landlords and property management companies who are urging state lawmakers to address the unintended consequences of the Housing Stability & Tenant Protection Act of 2019.

She became a registered NYS Lobbyist earlier this year.

Honors & Achievements

Recognized by The Daily Record as a 2020 Attorney of the Year in the “Leader in Law” category. The Leaders in Law Award honors attorneys who have shown dedication to the legal profession and selfless, tireless commitment to the community.

Topic: **CDARPO January Membership Meeting**

Time: Jan 14, 2021 07:00 PM Eastern Time (US and Canada)

JOIN ZOOM MEETING

[HTTPS://ZOOM.US/J/96325094672?PWD=UJJCEMDHZ1VOMEVLT3HQRDVGNLL4Z09](https://zoom.us/j/96325094672?pwd=UJJCEMDHZ1VOMEVLT3HQRDVGNLL4Z09)

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.



STAY CONNECTED

Yahoo Groups is going away!

Current members should also join our new forum discussion area on Google groups. This will be the Email-based forum replacing Yahoo groups for exchanging ideas and interacting with fellow landlords that may have experiences to share. Send an email requesting access to cdarpo-talk+subscribe@googlegroups.com or contact Marshall Miller at marshall@bluehattery.com for more assistance.

Find us online at CDARPO.org and on [Facebook](#). Sign up for our newsletter on the [contact page](#) of our website.

Attention:

CDARPO Mailing address is:
PO Box 8, Latham, NY 12110

CDARPO

BOARD OF DIRECTORS

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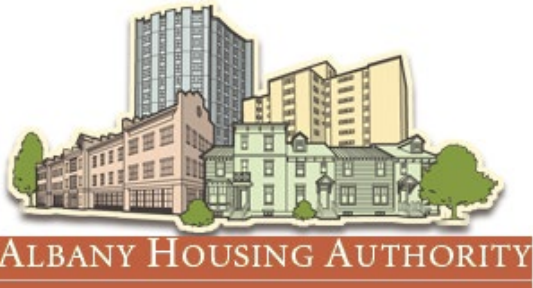
MEMBERSHIP

Regular 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 Commercial Membership dues will vary based on desired advertisement formats - please visit our [website](#) for more details.

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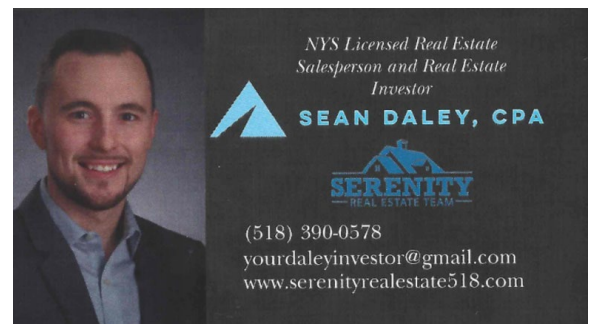
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