



<p>Page 2 Advice to the Houselorn</p>	<p>Page 3 Relief for Landlords</p>	<p>Page 4 February Virtual Meeting</p>
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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Schenectady asks an old question: I have a B&B and of course it is furnished. Recently when changing the sheets, I noticed some new stains on the mattress. What to do? Obviously, I will purchase mattress covers to prevent having this problem again, but I would like to clean the mattress first.

Mac says: Mix a thick paste of corn starch and water. Place it over the whole stained area. Wait 4 hours or longer. Use a vacuum with strong suction and remove the dried paste. You may have to repeat, depending on how long the stain was there.

More from the B&B lady. The guests (AKA tenants) left, and I find their child must have been bored. Black magic marker on several of the brand new appliances. It does not wash off!! What now? (I'll bet you have already guessed, she is new at this gig)

Mac says: Not a hard one. Use rubbing alcohol on a paper towel. (Don't waste your gin) You may have to wipe more than once,

One more from her! The kids must have run out of post it notes since they stuck regular note paper to the bed and bath mirrors with DUCT TAPE !!. It leaves a residue. That does not wash off either.

Mac says: Take an old, clean terry cloth rag, moisten it with oil or WD 40 and rub it off. Wash off the lubricant with water & dish detergent (I prefer DAWN) and then dry with paper towels.

And then there's the usual frozen pipes calls. We did this recently. NO BLOW TORCHES. Hair dryers ok. Heat guns BE VERY CAREFUL. Best to stick with the hair dryer.

Menands has a tenant who wants to hang pictures (heavy ones) My tenant asked me where the wall studs were so he could hang some big pictures. The walls are thin sheet rock and can't hold much weight. How do I know where they are?

Mac says: Keep that tenant! If you do not have a stud finder, take an electric razor, turn it on and move it slowly across the wall. The sound will change when you encounter a stud. PS: Stud finders are not that expensive.

Another tip for helping in the cold weather. Make sure furniture is not blocking your heating grates or radiators. Place a large piece of cardboard covered with aluminum foil behind the radiator. It will reflect heat into the room. A repeat suggestion: Pull the shades down, close the drapes & blinds at night. An uncovered window, even a multi paned one is like a COLD radiator in your rooms at night. In the day open the blinds to let the sunshine in.

See you next month.

Mac Mowbray

ALBANY COUNTY ANNOUNCES MILLIONS OF DOLLARS IN RELIEF FOR LANDLORDS

ALBANY, N.Y. (WRGB) — As the state’s newest eviction ban brought much needed relief to tenants facing financial hardship due to the pandemic, it has left some mom-and-pop landlords wondering where they will get the money to pay their bills.

On Sunday, Albany County Executive Dan McCoy announced that the county received millions of dollars in relief for financially struggling landlords.

“We received relief for landlords \$9 million dollars and got the check on Friday,” said McCoy during Sunday’s COVID-19 briefing.

According to the county executive, the funding will be run through the county’s Department of Social Services.

Read the whole story:
<https://cbs6albany.com/news/local/albany->

[county-announces-millions-of-dollars-in-relief-for-landlords](#)

As of February 2, 2021 applications are not yet available for this program. CDARPO anticipates updates to be posted on the County's website.

<https://www.albanycounty.com/departments/social-services/covid-19-emergency-rental-assistance-program>.

Landlords should sign up to be notified by the County as to when applications become available. Add your name to the contact list so the County can notify you when applications for the COVID Emergency Rental Assistance Program are available. Contact the County by email or call:

Email:
covidrentalassistance@albanycountyny.gov

- Please include:
- Your full name,
- Your address (including city, state and zip code)
- The best contact phone number and/or email address the County can use to reach you.

Call (518) 447-7404 to have your information added to the contact list

Saratoga County

According to the Saratoga County Chamber of Commerce:

Saratoga County has also received \$6.8 million to create an emergency assistance program to help low-income renters and their landlords adversely impacted by COVID 19. As soon as the final application and rules are adopted for this program, we will share that information via email.

MONTHLY MEMBER MEETING

PLEASE JOIN US!

VIRTUAL MEMBER MEETING

Speaker: Vitaliy Volpov

Vitaliy Volpov has been investing in real estate in the Capital Region since 2011. He knows exactly what many landlords have had to deal with in 2020. It has been an especially hard year for landlords. He will share some of his perspective from both the legal side as an attorney and the practical side as a fellow rental property owner.

BIO

Vitaliy Volpov joined Whiteman Osterman & Hanna LLP as an associate attorney in January 2013. Prior to joining the Firm, Mr. Volpov served as a law clerk to the Honorable Victoria A. Graffeo, Senior Associate Judge of the New York Court of Appeals. He also worked as a Senior Court Attorney on the Court's Central Legal Research Staff. During law school, he held a judicial internship in the chambers of the Honorable Eugene P. Devine, Justice of the Supreme Court, Albany County, and was employed as a summer associate at Hiscock & Barclay, LLP. AFFILIATIONS

Mr. Volpov is admitted to practice in all state courts in New York and the United States District Court of the Northern District of New York. He is a member of the

American Bar Association and the New York State Bar Association.

BACKGROUND/EDUCATION

Mr. Volpov earned his Juris Doctor, summa cum laude, in May 2010 from Albany Law School of Union University, where he served as the Executive Editor for Lead Articles on the Albany Law Review. Prior to attending law school, Mr. Volpov received a Bachelor of Arts in English from Union College.

Mr. Volpov and his family immigrated to the United States from Belarus when he was 12 years old. Mr. Volpov is fluent in Russian and maintains a connection to the Eastern European immigrant community in the Capital Region.

Topic: CDARPO February Membership Meeting

Time: Feb 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/91562055989?pwd=K0xo a01UMVBJMnpMNlZOQW1DdUtjZz09>

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

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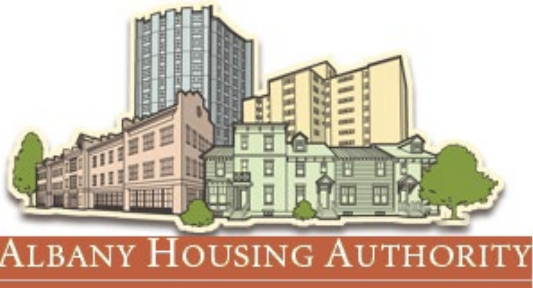
MEMBERSHIP

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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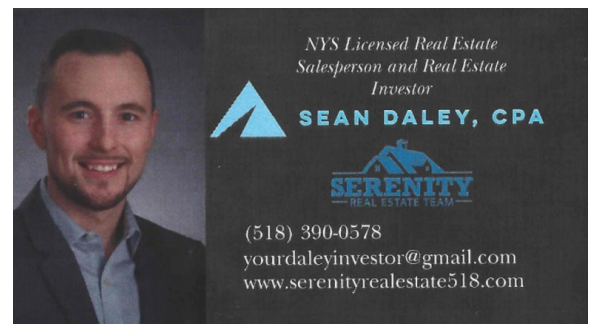
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