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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Rensselaer has a kiddy problem (Not kitty)

The screen door on my rental house is constantly in need of repair or replacing. The wood frame is fine, it is solid, thick old wood circa 1929. The problem is the 4 and 5 year old kids are too short or too lazy to turn the latch. They just push on the screening or even kick it when pushing does not work. Both metal and plastic screening have failed.

Mac says: I love the easy ones. I have my own ideas of how to deal with this, but they are not popular or PC ! Big box or door and window outfits actually sell metal screens ready made for this purpose. Unfortunately, they are usually available in one size. Measure the size panel that you want to cover. You may need more than one. Especially if you wish to cover the whole screen door. If these do not prove to be adequate for your application, you can make your own. First, replace or repair the screening itself. The child proof screens have too large a mesh to keep out the bugs. Measure the area to be covered. Go to the hardware store or big box store and buy some galvanized screening that has 1/4" mesh. Buy some wood (or plastic) half round molding. Nail or staple the screening over the area to be covered it should be at least an inch and a half larger than the opening. Use good sized staples or nails, as the kids will grow and kick harder. Next nail the trim pieces over the screening, making

sure they cover the sharp edges of the screening. (This type of screening is sometimes referred to as "hardware cloth"

PS You might want to replace the latch with a screen door spring or door closer, so the door will open when they push on it.

Good luck

Downtown Troy has a steamy problem (No, not THAT kind of STEAMY)

I recently purchased a building with steam radiators. One boiler heats the whole building. I had the boiler inspected and it was pronounced to be in good condition. It is fairly new. So, what's the problem, I asked ?

He answered and after he told me there are 3 tenants, one on each floor. One elderly couple, one middle aged couple and one really young couple. I guessed the problem even before he started to describe it. They all like different temperatures to be comfortable. Not only that they want different temperatures in different rooms !! Surprise, surprise.

Fortunately with those old steam systems, you can go a long way toward solving the issue. The system has valves on each radiator. They can be adjusted to allow more or less steam into the radiator. The problem is that these valves do not last forever. I would guess that most if not all, of yours need replacing. When you do that, show the tenants how to adjust them. You might ask your service person if he or she thinks the thermostat is in a good place. Make sure the boiler is shut off when you replace the valves, steam can burn you badly. In the case of the young couple, you

can suggest shutting some of the radiators off completely. (The one in the bedroom ?) If that can't be done, replace the shutoff valves, they wear out also.

Menands has a squeak that he can't oil.

My first floor tenant (It is a two family house) complains that the floor in the middle of the house seems to sag and make loud noises when people walk over it. It did not seem to be that much of a problem until he explained his wife works the night shift and sleeps during the day and she is a VERY light sleeper.

Mac says: You are lucky that it's the first floor and there is a basement beneath it. Go down to the basement and ask him to walk on the areas that produce the noise. When you have located the squeaky spot, check to see if the bridging is loose. That's the pieces of wood between the beams, usually in an "X" pattern. If they are loose, nail or screw them tightly. If there is no bridging where the noise is, cut a piece of wood the same stock as the beams and install it between the beams. You may have to do this in more than one place. If that does not work, determine if the floor appears to be separated from the beam. If there is a gap, the up and down movement may be causing the noise. Then you can fasten a length of 2 x 4 up tightly against the floor and fasten it to the beams. If your tenant is a large man, the whole floor may be moving due to inadequate support. In that case, buy few jack posts and tighten them under the floor joists. You may have to call around to find them. They are adjustable and must be tightened more than once to get the beam up sufficiently to stop the squeak.

MONTHLY MEMBER MEETING

PLEASE JOIN US!

VIRTUAL MEMBER MEETING

Speaker: Todd Drake, Albany County Legislator

Todd will cover primarily the current climate created by the eviction moratorium and most specifically the COVID Hardship Declaration form, and the current lawsuit against the state of NY seeking to overturn it on grounds that it violates due process and various rights under both the US and NYS Constitutions. I would also like to touch on the Tenant Stabilization act of 2019 and how it changed the game, and not for the better, as well as, some upcoming proposals on the state level and in the City of Albany.

Topic: CDARPO April Membership Meeting

Time: Apr 8, 2021 07:00 PM Eastern Time (US and Canada)

<https://zoom.us/j/94536967951?pwd=Y1Z1a0RPSiRtRkhvUjVWN1hIR0Q5Zz09>

Meeting ID: 945 3696 7951

Passcode: 006069

GENERAL MEETINGS TAKE PLACE ON THE 2ND THURSDAY OF EACH MONTH, SEPTEMBER–JUNE. HEAR PROFESSIONAL SPEAKERS AND MEET WITH MEMBERS WHO HAVE YEARS OF LANDLORDING 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 is a member of Under One Roof, a coalition of landlords and landlord organizations, formed to represent landlord interests with issues arising from legislation passed and proposed in favor of tenant interests.

One can sign up to receive e-mail meeting invites with the zoom links via this site: www.BoylanCode.com/rert.

Under One Roof's future meetings are generally every Wednesday at 2:00 p.m. The 1st and 3rd Meetings of each month will be on advocacy The 2nd and 4th meetings will have guest speakers. In addition, some resources for landlords have graciously been made available on the site.

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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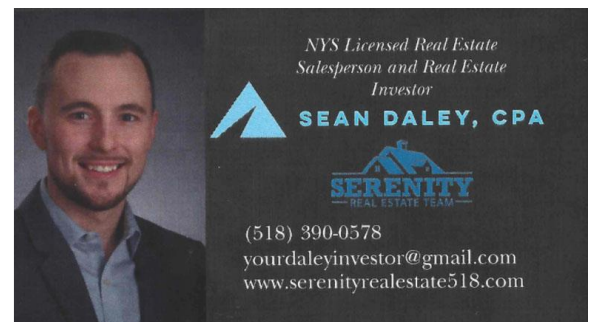
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