



Page 2 Advice to the Houselorn	Page 3 March Virtual Meeting Albany Common Council	Page 4 Stay Connected	Page 5 Our Sponsors
--------------------------------------	---	--------------------------	------------------------

ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Albany is at her wit's end (Her words, not mine). She says: What can I paint my steps with that will last longer than one year or less? I have tried all kinds of paint, epoxy, lacquer and even latex and nothing holds up. Last year's marine paint peeled like a bad sunburn in no time at all. I sure wouldn't paint any boat of mine with that stuff at \$79.00 per gallon !!

Mac says: Join the club. I am a member. Due to regulations and environmental concerns, paint is: "NOT WHAT IT USED TO BE" Many of the newer paints are wonderful for certain jobs. Especially for interior jobs. However, the outdoor jobs such as steps, railings, patio furniture and fire escapes, not so much. I am going to try adding some boiled linseed oil to the paint this year and see what happens. I will let you know the results this time next year. If you try it, let me know what results you have.

Rensselaer has a crack problem. Several of the concrete sidewalks around my properties have developed cracks again this year. I have patched them several times with mortar mix and that does not seem to hold up very well. Any suggestions?

Mac says: Yes, I do. I have had the same problems. Rensselaer and Albany are river banks. They move, settle and in a nutshell they don't stay the same. Also, the freeze/thaw cycle causes cracks. Also, there could be problems that happened

when the concrete was poured. Since the mortar did not work, I would clean it all out and try some masonry caulk. It's flexible and the movement of the concrete slabs will be less likely to cause re-cracking. Follow the directions carefully, caulking is not mortar. Good luck, the cracks could come back next year in another place. You should however, keep up with the patching since water can get in the cracks, freeze and cause larger cracks.

I have received a lot of questions regarding exterior maintenance. I will try to cover the common ones.

No. 1 question: Gutters. Unless you have the kinds of gutters that prevent clogging by leaves, you will have to check them now. In the winter, leaves get wet and if they freeze they can split your gutters and down spouts. Check for this problem and repair any splits and open seams and repair them. If possible, trim nearby trees and shrubs to minimize this problem. No.2 was masonry steps and sidewalks. We covered the sidewalk problem. If you have precast concrete steps that have pulled away from the building, try to determine if the gap is a hazard or not. Keep an eye on it, if it gets too big, you will have to fill it or try to get the steps back to the building. No.3 Exterior water faucets. Be sure that when you turn on these faucets, that the outside one has not split. If the outside one is too far from the building, have someone there to check that it is not leaking when you turn the inside valve on.

That's it for this month. Remember, I am not the legal eagle, I just do home repairs.

Mac

MONTHLY MEMBER MEETING

PLEASE JOIN US!

VIRTUAL MEMBER MEETING

This Month's Speaker: Todd Drake, Albany County Legislature

Topic: COVID Hardship form lawsuit and Good Cause Eviction

Topic: CDARPO May 2021 Membership Meeting

Time: May 13, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/93237551071>

Meeting ID: 932 3755 1071

One tap mobile
+19292056099,,93237551071# US (New York)

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.

Our condolences to Past CDARPO President, Terrance Wansley on the loss of his father, Avery Vernon Burrell III. We wish him and his family peace at this time.

ALBANY COMMON COUNCIL MEETING

May 10,11, and 12 at 5:30 each day.

This meeting will be held using Zoom and live-streamed to the Albany Common Council's Facebook page at:

<https://www.facebook.com/albany.commoncouncil> You can find copies of the laws on the CDARPO website at

<https://cdarpo.org/event/common-council-meetings/>

Register to speak:

<https://www.albanyny.gov/189/Common-Council>

If you would like to speak at the meeting you must register in advance. Please visit the above link and scroll ALL the way down to where it says "Public Comment Period" Request must be made by no later than 4pm the day of the meeting. fill out the form. Upon receipt of your request you will receive a confirmation email from Jot Forms that you are registered to speak, then you will receive a separate email with the zoom link for the meeting.

If you would just like to watch the meeting you can stream it at the Common Council's Facebook page.

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

BOARD OF DIRECTORS

- President: Nicholas Mattiello
- Vice President: Karen Wentz
- Secretary: Robert Newberry
- Treasurer: Tom Vandor

BOARD MEMBERS

- Lisa Benware
- Gordon (Mac) Mowbray
- Eric Wenz
- Sean Daley

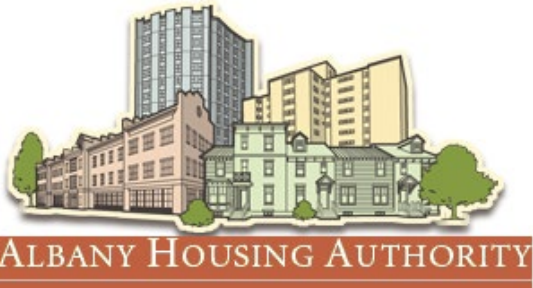
MEMBERSHIP

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.

Please Support Our Sponsors



albanyhousing.org

Join the Albany Housing Authority's growing network of the region's property owners who rent to Section 8 families.



**Home & Building
Inspection Services, Inc.**

Bill Hughes, ACI
ASHI Certified Inspector
NYS 1600000 7002
CT HOI-0000091

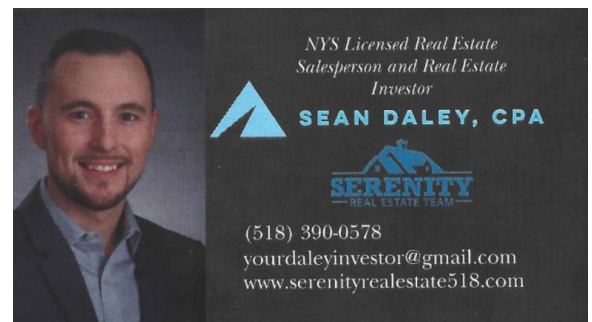
845-897-5556
518-833-0456
Fax: 845-897-2498
HabitatInspections@msn.com
www.HabitatHomeInspection.com



Renttropolis 
Online Property Management Software

Take Control of Your Business
For as Little as **\$9.97** a month

Start your free trial at
Renttropolis.com



NYS Licensed Real Estate
Salesperson and Real Estate
Investor

SEAN DALEY, CPA

SERENITY
REAL ESTATE TEAM

(518) 390-0578
yourdaleyinvestor@gmail.com
www.serenityrealestate518.com