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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

They call the wind "Mariah" but several of you called it some far less flattering names !

Schenectady lost a garage, car and a boatload of tools, including the chain saw he needed to cut up the tree! He said the tree was "HUGE" to quote Billy Fucillo, Caroline and Titus O'Neill. He had quite a few questions, all leading to me to draw the conclusion that he has virtually no experience with HUGE trees. I suggested a tree expert with the proper insurance. Big trees can be dangerous to work on if you have not done it before. Many years ago, a friend lost his life removing a tree with a great deal of rot. Rotten branches often do not fall as expected. Not to mention further damage to existing structures. Even the small trimming of downed trees can be tricky if you are not experienced with a chain saw.

I also suggested consulting the company that writes his building owner's coverage. Not all damage is covered in some cases.

Next, I suggested that he get some tarps and cover anything that might be damaged by rain. Also, be sure to check electric wires, gas and water pipes and any other utility supply that might be damaged. Rope off areas, posting a danger sign. Sometimes people are curious and can get hurt picking through broken branches, splintered wood and shattered glass.

Downtown Troy call with a window problem.

My best tenant has called and complained her front window is hard to open and it does not stay up after she gets it open. I went to investigate and found that both sash cords were broken. She had propped up the lower sash with a thin stick that looked like it would give up any minute. I realized that the sash was glazed with plate glass and weighed about 30 lbs. or more ! If that sash fell on your hand, it would probably break it. I have never replaced sash cords before, so I called some home repair places. Most told me they were too busy to help. One quoted me a price that was more than I collect in rent for the month to do the job!!

Is it really that hard a job?

Mac says: No, it is not. It's intimidating if you have never done it. I would advise going to the computer and you may find a tutorial that describes the process and explains it simply. Just reading it in a book is not, in my estimation, good enough. If you can't find what you need, call me and I will walk you through it. It's a good skill to learn. You can make good money doing this as a side job.

That's all folks. All the other questions were legal and "that's not my job"

See you in September

Mac

MONTHLY MEMBER MEETING

PLEASE JOIN US!

VIRTUAL MEMBER MEETING

This Month's Speaker: **Jeanie Orr** from Capital District Tobacco-Free Communities and Smoke Free Housing NY & **Vitaliy Volpov** on rental assistance

Subject: Albany County smoke-free common areas law and marijuana law

In April, New York State legalized marijuana for recreational use. Also in April, the Albany County Legislature passed a law that prohibits smoking and vaping of tobacco, marijuana or any similar product in indoor common areas and within ten feet of ventilation intake. Learn how these laws can impact the air your residents and staff breathe in your buildings, the steps you need to take to comply with Albany County law and the benefits of a comprehensive smoke-free policy. Jeanie Orr is the program manager at Capital District Tobacco-Free Communities and Smoke Free Housing NY, programs funded by the New York State Department of Health to provide assistance to multi-unit housing providers as they adopt smoke-free policies.

VITALIY VOLPOV, ESQ

The New York State Office of Temporary and Disability Assistance announced on May 25, 2021 that it would begin accepting applications for emergency rental assistance on June 1, 2021. Vitaliy Volpov, Esq. will discuss the application process and related issues at our next meeting on June 10, 2021.

TOPIC: CDARPO JUNE ZOOM MEETING

Time: Jun 10, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92145022121?pwd=K0JmN0Z1UDVEajNsUHdkVGsyUGVRdz09>

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.

Emergency rental assistance

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2021 CDARPO SUMMER OUTING

We plan to host a summer BBQ with Live music at Hudson Shore park.

Date: 7/31/2021 form 12:00PM - 4:00PM

Location: Hudson Shore Park

Featuring Live Music performed by West Side Drive

We will be grilling Hamburgers, Cheeseburgers and Hot dogs. With sides Including: Chopped salad, pasta salad, potato salad, chips and soda. You are welcome to BYOB.

Cost:

- Adults over 15 - \$30
- Children 10 - 15 - \$10
- Children under 10 - FREE

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

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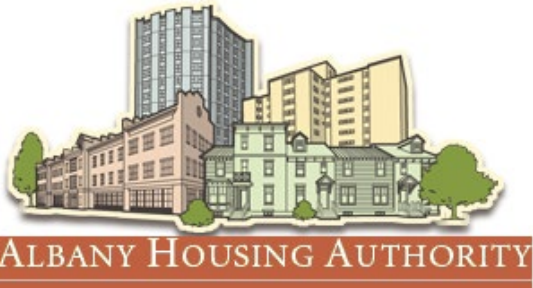
MEMBERSHIP

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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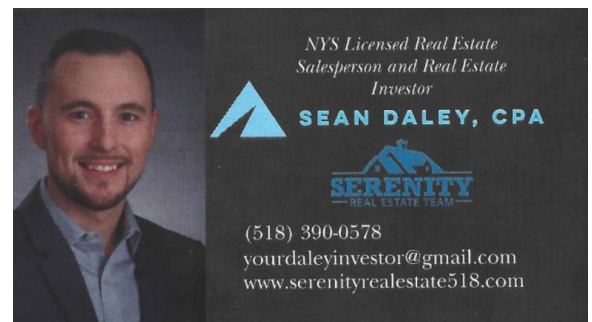
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