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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Summer's on the way out, but unfortunately our problems are not going anywhere. Clogged & slow drains, doors off hinges, sagging ceilings, overloaded circuits are forever in our playbook. We must do these things even if the tenant is not paying the rent. I will try to help out with these things, to save time and money.

First call actually came from a tenant whose landlord said he was too busy to get there for a few weeks! The top hinge on the apartment entry door was so loose that the tenant had to lift it up by the knob to get it to close. He said he tried tightening the screws but that did not work.

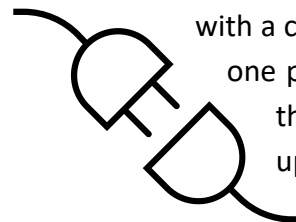
Mac says: Several solutions are possible. First one is the easiest. Remove one screw and see how long it is. Replace it with one that is the same thickness, but is much longer. If that screw can be tightened so you can't tighten it anymore, replace the others with the same length as the new one. If a really long screw does not do the trick, you can stick a slender dowel or skewer stick in the screw holes as far as it will go, then replace the screws. If you have it, place some wood glue or Elmers glue on the stick. If you can wait, let the glue dry and put the screws back in. If that gives up from the weight of the door, and it appears to be hollow beyond the door frame, you can

replace the screws with some toggle or molly bolts.

Latham has an electrical issue.

My new tenant who moved in a month ago keeps tripping breakers. He has an air conditioner big enough to cool Colonie Center and keeps telling me he is not running anything else in that room. I don't think that is true because it does not happen everyday that he runs the A/C. The building is about 40 years old. I am not sure how many outlets are on that circuit as I have only had the building about 5 years.

Mac says: If the A/C is on the same circuit as the refrig or a freezer, that could be a problem. When those things start up, they draw extra current. If that happens when the A/C starts up, that would do it. Also, a microwave could do it. You can figure what's on the same circuit. Just get someone else

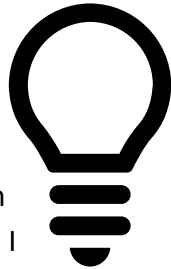


with a cell phone to help. Just get one person in the basement by the breaker box and one upstairs in the apartment. Turn off one breaker at a time and see what goes out. Tell the person in basement to mark on the breaker box what each breaker controls. Then you can see what' on the breaker that controls the A/C. You may wind up having an electrician to run a new circuit for the A/C unit. It is best to have a home run (Separate) circuit for major appliances. (Refrig, microwave, dishwasher etc) In fact, if and when you get an electrician, have him check

to see if additional new circuits are needed in the whole building.

Selkirk has another electrical question.

One of my tenants has a new girlfriend. None of my business, you say. Anyway that's what I said. He then explained he wanted a dimmer switch in his dining room. He said the bright light was not "sexy" enough ! I said, just put in some smaller bulbs. He said that would not do since he needed brighter light when he works in there, (He works from home) I said OK but then I realized with these new energy saving bulbs, a regular dimmer might not work.



What do you think? I think you are right. Be sure you tell the clerk at the store what you want. Also, ask if there is a dimmer that works with both old and new bulbs.

Check those gutters and drains, more rain is predicted.

Call 518-463-4310 or e mail:
gmm400@hotmail.com

Mac Mowbray

Call for Volunteers

CDARPO is looking for volunteers who are interested in serving on the board of directors.

The board meets monthly and helps drive the direction of the organization. Our focus is how to best serve landlords and property owners in the Capital Region. Board members share several duties:

- Helping to plan events
- Getting speakers for meetings
- Keeping a eye on what's happening in Albany for advocacy and awareness.

If this is something that interests you, please contact board president Nicholas Mattiello at nmattiello@gmail.com.

MONTHLY MEMBER MEETING

PLEASE JOIN US!

HYBRID MEMBER MEETING

We plan on having our September meeting in person with a zoom option on

9/16/2021 at 7:00PM at the Marriott in Troy

For those who wish to join via Zoom

Join Zoom Meeting

9/16/2021 Zoom Meeting Link and information:

Topic: CDARPO September Membership Meeting

Time: Sep 16, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/81095555935?pwd=UVppemkwNW96VzkvNkFNejBEb2xsdz09>

Danni Smith, Housing Services Advocate with the Albany Community Development Agency

Subject: NYS Emergency Rental Assistance Program (ERAP), home repair grants available from ACDA and foreclosure prevention resources.

EVICTION MORATORIUM UPDATES

The state legislature's [COVID-19 Emergency Eviction and Foreclosure Prevention Act of 2020](#) was extended through January 15, 2022. It [prohibits evictions and puts various tenant protections in place](#). On August 12, 2021 the [U.S. Supreme Court struck down part of the eviction ban](#), finding that tenants must provide evidence to a court that they have experienced a COVID-related hardship—signing a hardship declaration form stating that they have experienced hardship isn't sufficient. On [September 1, 2021](#), the [NY legislature agreed to extend the moratorium](#) through January 15, 2022.

[New York emergency rental assistance program](#).

HomeownerHelpNY

No utility shutoffs due to nonpayment during the [state of emergency +180 days](#). See [DPS's website](#) for FAQs and more information.

-Apply for New York Heating and Cooling Assistance (HEAP) program [here](#).

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 Vador

BOARD MEMBERS

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

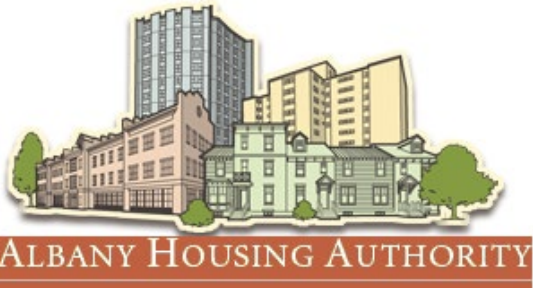
MEMBERSHIP

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

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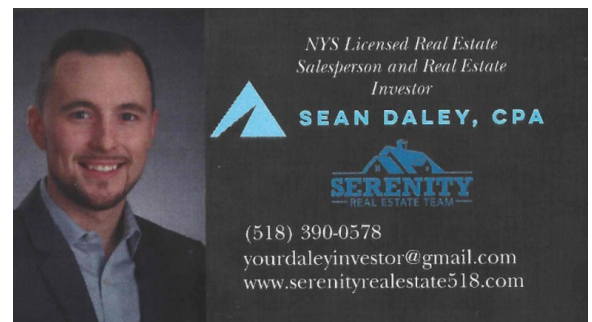
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