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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Alas, Fall is upon us. Complaints were a little scarce this month so you all will have to endure advice and warnings from the OLD GUY who has been through many, many Winters. First of all, mark your calendar as to when you will want to **shut off ALL of your outdoor water sources**. You will want to shut them off INSIDE THE HOUSE, then open the taps to drain any water in the pipes. If you don't do this, the water in the pipe will freeze & split the pipe and you will get a nasty surprise when you turn on the water in the Spring. Make sure you have **tools handy for the first snow fall**. Shovels, ice choppers, rock salt or ice melt. Too early, you say. About 30 years ago, we had a doozy of a snow storm (Close to blizzard) in, YES October ! With leaves on trees, it brought many of them down, knocking out power and phones etc. Early preparations may seem premature, however, a small shovel and some rock salt in your car can really come in handy. Also it is time to **schedule tune ups for your heating systems, cleaning, changing filters**. All these things will prevent grief and malfunctions down the road. Alert your tenants as to where the supplies and equipment are located in case you are not around when bad weather arrives.

Rural Rensselaer county has a feline problem.

I rent a B&B furnished mostly for extended periods (No less than a week preferably more). Anyway this last couple stayed a month. The agreement said in plain English NO PETS OF ANY KIND. Since I was away on business most of the month, they thought taking in a lost cat (Just until the owner turned up they said) would be ok. Well, it was not! The cat did not like my B&B one little bit. It was an unfixed male. By the time I got them out of there, the cat managed to mark a lot of territory. Drapes, slip covers throw rugs, towels and bath mats all stink. Some things I had to throw out, but I have quite a bit of washable stuff that I hope to salvage, I washed them once and there is still a slight odor.

Mac says: I hope you had a good sized security deposit. Try this: Do some small loads and put in one cup of vinegar along with your regular detergent. Also, put one cup in the rinse cycle.

A little bit of personal hygiene to preserve domestic tranquility.

My wife complains about the black grease on my hands that I get from working on motors. Yes, that's what I do for my landlord at his apt. complex. There is nothing other than hand soap to wash up with, thus the grubby hands. Mac says: Bring a small personal size can of WD 40 and a small bottle of Dawn dish soap to work with you. Spray your hands with the WD40, rub them a bit, then put some Dawn on your hands and rub a bit. Rinse, if necessary wash with Dawn again if all the WD does not come off. Dry with

paper towels, since the black grease will stain cloth towels.

Downtown Rensselaer has an old problem with an easy solution.

I have a four family house with a common hallway for all the apartments. There are 2 light fixtures on each of the 4 landings. My tenants keep stealing the light bulbs for their own use. They are not smart enough to put their old burnt out bulbs in so I won't suspect they stole them. Mac says: Put yellow bug lights in the hallway. If they are foolish enough to take them, at least you will know who did it. Yellow light stands out.

Mac

See you next month.



Be sure to attend our General Meeting. If you ask a question, you will have many answers, not just mine.

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

10/14/2021 at 7:00PM at the Courtyard by Marriott in Troy Waterfront

515 River St, Troy, NY 12180-2213

For those who wish to join via Zoom

Join Zoom Meeting

10/14/2021 Zoom Meeting Link and information:

Topic: CDARPO October Membership Meeting

<https://us06web.zoom.us/j/86960766429?pwd=OUl4dVE0NG1ocU9QWVlJm9BZDRBQT09>

Matt Lyman, President of Ideal Legal Services, will present at the meeting next week.

Topics to include a scenario-based approach to explain what landlords need to do to commence eviction for nonpayment and holdover in today's environment. Possibly a brand new situation where ERAP wouldn't apply, a situation where an ERAP application has started (and maybe even one where an ERAP payment has been made), and what we should expect to do come January, assuming the moratorium expires... to include how best to avoid pitfalls in the process (e.g, timing, documents required, maybe even

documents no longer required, whether late fees can apply now, etc).

Landlord Rental Assistance Program

Starting **Thursday, October 7, 2021 at 9 a.m.**, applications will be accepted for the Landlord Rental Assistance Program (LRAP) which provides rental assistance for landlords whose tenants are unwilling to apply for the [Emergency Rental Assistance Program \(ERAP\)](#), including where the tenant has left the rental property. Assistance may be provided for households with rent up to [150 percent of the Fair Market rent \(FMR\)](#) for the county where the property is located.

The New York State Landlord Rental Assistance Program (LRAP) will provide economic relief to help landlords by providing rental arrears assistance for landlords whose tenants have left their rental property or who are unwilling to apply for [ERAP](#).

Learn More [here](#)

[Apply Here](#)

STAY CONNECTED

Current members should join our new forum discussion area on Google groups. This will be the Email-based forum 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 <mailto: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. Learn more about the Under One Roof Coalition by visiting <https://www.underoneroofny.org>. They may also be contacted at advocacy@nycraa.com

CDARPO

BOARD OF DIRECTORS

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

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- Lisa Benware
- Gordon (Mac) Mowbray
- Eric Wenz
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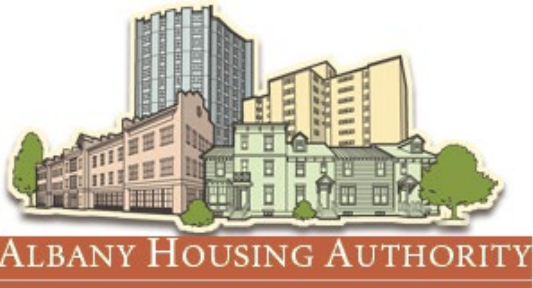
MEMBERSHIP

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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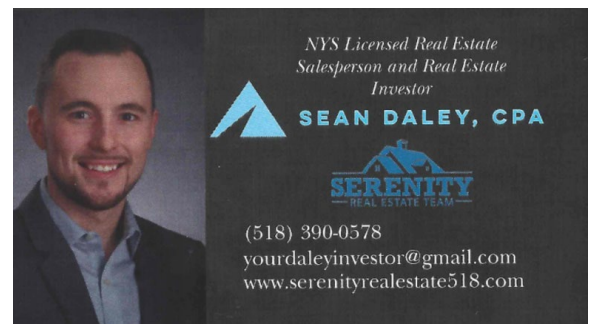
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