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ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Schenectady had a fire. Our upstairs tenant had a kitchen fire recently. Luckily she was able to contain it with the fire extinguisher, and the fire did not get out of the kitchen. However, significant damage occurred, damaging the cabinets and the woodwork. The appliances also are a total loss. Fortunately we have insurance which will cover a good part of the damage. The other good news is the tenant was all packed to leave for her annual trip to Florida. Therefore, no complex relocation problems.

My question is: WHERE DO I START ?

Start by counting your blessings. Having contained damage and no tenant relocation problems are truly blessings. Then get the insurance adjuster in as soon as possible. Situations like this can be time consuming and complex. You mention that the building is over 100 years old and is intact pertaining to doors, woodwork, floors etc. Restoring these elements or replacing those beyond repair can be challenging and sometimes expensive. Woodwork, doors and flooring from the early 1920's period can be obtained from the Historic Albany Foundation Parts Warehouse, 89 Lexington Ave. in Albany. The insurance company will tell you what they cover and also what other damage may have occurred due to smoke etc. Removing odor and soot from the rest of the flat may

have to be handled by a professional fire restoration company. Even minor fires cause problems often not noted at first glance.

Make sure whoever you must hire is well aware and equipped to complete this work in a timely manner. Although I don't as a rule suggest that folks offer a performance bonus for on time completion, in this case, it might be worthwhile. Be sure to carefully vet anyone you hire since you have a deadline. Three months sounds like a long time, but in these cases it is not. You might question your tenant as to whether she can extend her stay another month.

Good luck.

Delmar has a hot water heater problem.

My tenants have complained that there is not any hot water. I checked the unit and determined that the pilot was out. I tried relighting it, but it would not stay lit. The unit is natural gas and is about eight years old. The warranty has not expired.

I answered this one over the phone, since no hot water can be serious.

It sounds like you need a new thermocouple. Since the heater is about eight year old, and you can access the pilot, it is not a sealed unit. You can call a plumber or you can go online and see how it is done. It is not rocket science and the part is not expensive. The thermocouple device come in various lengths, so determine the size before purchase. Since I did not hear back from this gentleman, I presume he did OK.

Downtown Troy has a noise problem.

I have a ten unit apartment house heated by steam. One of my tenants complains the noise from the radiator wakes him up at night. I have not owned this building for long and I have not had this problem before. It is a single pipe system.

Mac says: This problem is caused by water in the radiator, water that was formed when the steam cools and returns to a liquid state. It is supposed to drain back into the boiler after the steam has stopped coming up. The solution to this



problem may cost us as much as 20 cents. It involves turning off the boiler (Just in case you break something. Next get 2 to 4 nickels, carefully tilt the radiator a TINY bit forward, best to have a strong helper. Insert one nickel under the back leg of the radiator (The end where there is no pipe.) then repeat with the nickel under the front leg. It is VERY important to only move the radiator a TINY bit. Too much may result in cracking the pipe, then you will really have a problem. Turn the system back on. Since the radiator is tilted forward, the water should drain out, stopping the noise. If it does not work, repeat the process with 2 more nickels, again taking care to move it just enough to get the second pair of nickels under the rear legs.

See you next month.

Mac Mowbray



Save The date!
January Installation Dinner
January 13, 2021 at 6pm at
Bye-I Brewing in Cohoes

MONTHLY MEMBER MEETING

December Hybrid Meeting:

Date: 12/9/2021 @ 7:00PM

Location: Marriott Courtyard, 515 River St, Troy NY,12180

Zoom: <https://us06web.zoom.us/j/88621276543?pwd=NlludVJtSnNLYzFuYTdsMit5NndlUT09>

Guest Speakers:

- Jon Holland, Realtor, PMI Property Management, Tenant Applications
- Sean Daley from Serenity Real Estate, CPA. Sean will be speaking on the end of year tax preparations for landlords.

Call for Volunteers

CDARPO is looking for volunteers who are interested in serving on the following committees.

- Membership
- Legislative Update
- Newsletter
- Speakers / Events

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

CDARPO Elections

Final Slate for 2022 to be voted on at the December meeting:

Executive Board:

- President: Tom Vandor
- Vice: Alison Wheeler
- Treasurer: Sean Daley
- Secretary: Lisa Benware

Board members:

- Roland Nzaou
- Mac Mowbray
- Erik Wentz
- Karen Wentz

STAY CONNECTED

Current members should join our 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 at <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

BOARD MEMBERS

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

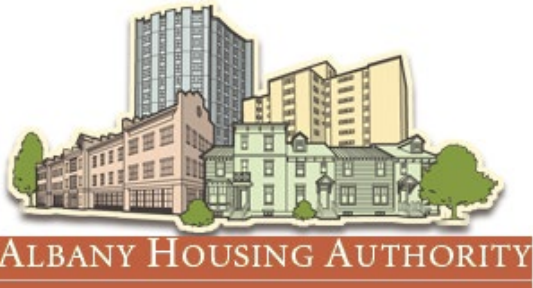
MEMBERSHIP

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.

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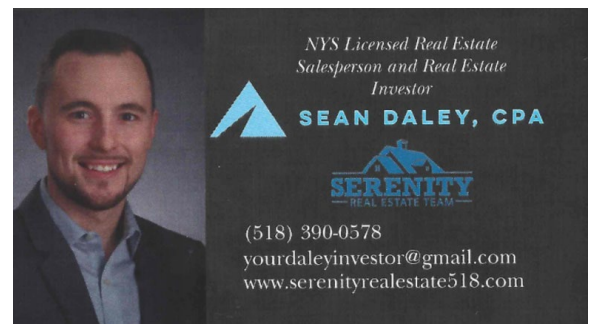
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