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## \*Special Event\*

### January Installation Dinner

**Date:** January 13, 2022, at 6pm

**Cost:** \$25 per person – [Click here to pay & register on our website](#)

**Location:** Bye-I Brewing, 122 Remsen St, Cohoes, NY 12047

#### Dinner:

- Charcuterie Sample Jars
- House Salad
- Penne ala Vodka
- Apple Cider Chicken with Maple Glaze
- Beef Sliders: Cheese , No Cheese and Bacon

## Meet Your New Officers:

- President: Tom Vandor - [ohvllc@gmail.com](mailto:ohvllc@gmail.com)
- Vice President: Alison Wheeler - [alisonwheeler4519@gmail.com](mailto:alisonwheeler4519@gmail.com)
- Treasurer Sean Daley - [yourdaleyinvestor@gmail.com](mailto:yourdaleyinvestor@gmail.com)
- Secretary: Lisa Benware - [benwareL@aol.com](mailto:benwareL@aol.com)
- Communications: Terrance Wansley - [FirstWorldInvest@aol.com](mailto:FirstWorldInvest@aol.com)

#### Board members:

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

# ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

To all landlords and building owners: If you own or pay to heat a building with natural gas, compare this month's bill with the one you received last year at this time. I recently did so and noticed a LARGE increase. I was aware of the announcement that gas prices would be going up, however, I was not prepared for such an increase. It is NOT nickels and dimes! My advice to you is to take the following precautions to lessen the cost increase. Some of you will have to increase rents and that may cause some decisions to be made. First: Have your heating plant cleaned, checked and tuned up. Even gas fired appliances need some attention. For oil fired units, this goes without saying, an annual servicing is always needed. The price of oil and kerosene is no bargain either. Next check all windows and doors to be sure they are set for Winter. That means storm doors and windows closed properly, weather stripping where needed. The windows should be tightly closed and locked. Tenants should be advised to pull down shades and close drapes and blinds at NIGHT and re-open in the daylight. Even if you have new double paned replacement windows, this is advisable. Any window is like a cold radiator in the room at night when no sun is shining in unless it is covered.

Show windows, patio sliding doors are best covered with insulated drapes. Last, but not least, ask your tenants if the apartments are comfortable. Specifically, is it too warm or would they be ok with a few degrees less? You may find that young tenants will be OK with that, but the older ones probably not. (My experience). If your tenants pay for their own natural gas, please pass on this information to them. If tenant's utilities are too expensive, they may be inclined to seek other apts. with cheaper utility costs.

**Menands has a lock problem.** She says: My tenant broke the key off in the lock and I don't know how to get it out. This is not the first time she has done this. It is not an emergency; she can use the back door. To be fair, that's quite inconvenient due to steep stairs. I called a locksmith, but the cost is pretty high. Since she has done this before, I told her she would have to pay for it.

Naturally that did not go over well. Any suggestions?

**Mac says:** Yes, I have some: Get a small coping saw blade. Break off the tip. Make sure the blade is flat. Make sure the part of the lock with the key in it is straight up and down. Insert the coping saw blade into the cylinder, keeping it to the top. Gently push it in with teeth of the saw blade down. After the blade is in about a half to three quarters of an inch, slowly begin withdrawing the saw blade. It should pull out the broken key. Make sure you get solid brass or steel keys, those cutesy aluminum ones are not

strong enough. If after several tries, that does not work, go inside the house, remove the lock and cylinder and buy a new cylinder or see if you can get the key out with an unbent paper clip. Both procedures have worked for me.

**Ravena has another lock problem** (Sorta, kinda, maybe) He says my heavy front door won't stay closed and I can't lock it either.

**Mac says:** Check to see if the top hinge is loose. This is common with heavy doors, especially if there is no third hinge in the middle. The easiest solution is simply to tighten the screws. This is rarely the only problem. One, the holes could be stripped. Then one answer is to replace the screws with longer ones. If that does not work, you can take some golf tees (You are not going to be using them for a while anyway) Anyway put some wood glue on the last inch of the tees. Gently tap them into the screw holes. Cut them off flush with the wood in the door frame. Drill a TINY starter hole and re insert the screws.

That's all for 2021. Happy New Year. May your problems be few.

Mac Mowbray

# CALL TO ACTION:

## Oppose Good Cause Eviction before the January 7th Senate Hearing!

Committee and NYS Senate Housing Committee have scheduled a joint hearing to discuss the "Good Cause Eviction" (GCE) bill (Senate Bill S3082/ Sponsored by Senator Julia Salazar), which is really statewide universal rent control, on Friday, January 7th. The progressive legislators are trying to drum up momentum to try to get bill passed by January 15th 2021, which is when the NYS eviction moratorium is set to expire.

### What Can You Do?

All the current state senators & assembly persons will be up for re-election this upcoming 2022 election cycle. As their constituent, they need to know that your support for their re-election will hinge on their position on GCE.

Contact Your NYS legislators in the Senate & Assembly & share this information with family and fellow property owners!

- Phone Call:
- Senate: Find contact
- Assembly: Find contact
- Email:

Use the automated link below that will identify & automatically email your district senator & assembly person.

[Click Here to send automated email to NYS legislators](#)

It is especially important for you to contact them if you reside or have rentals in:

- Long Island, Upstate, & the outer boroughs as these legislators tend to be more moderate and may be on the fence
- districts of Long Island Senators Anna Kaplan (D), Kevin Thomas (D), and Phil Boyle (R). Each of them is on the Judiciary Committee, which is hosting the hearing, and they will be able to ask questions of panelists during the hearing.

### **Talking Points**

GCE does not address the housing shortage. As adult population & job growth continues to outpace housing creation, GCE will not alleviate the need for more housing and a subset of renters will still be left with little housing choices.

GCE would not cap expense increases but it caps rent increases, compromising ability to keep up with needed maintenance & improvements.

GCE would hinder tenant mobility. Tenants will be effectively "locked" into their units leaving households in much larger, smaller, or farther units than they prefer (e.g. Empty nesters in a four-bedroom, growing families in a one-bedroom, households being far

from new job/school). With less natural turnover, rents for new apartments will disproportionately spike and the only ones who will be able to ever move will be those with the most resources, leaving those with less resources stuck with less choices.

GCE would deter creation of new housing supply

GCE would compromise the ability to make needed maintenance & improvements of the existing aging housing market.

GCE would lower tax revenue in local municipalities.

# 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 Tom at [ohvllc@gmail.com](mailto:ohvllc@gmail.com).

## 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](mailto:cdarpo-talk+subscribe@googlegroups.com) or contact Marshall Miller at <mailto:marshall@bluehattery.com> for more assistance.

Find us online at [CDARPO.org](http://CDARPO.org) and on [Facebook](https://www.facebook.com/cdarpo). 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](mailto:advocacy@nycraa.com).

## 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](mailto:Membership@cdarpo.org) Commercial Membership dues will vary based on desired advertisement formats - please visit our [website](#) for more details.

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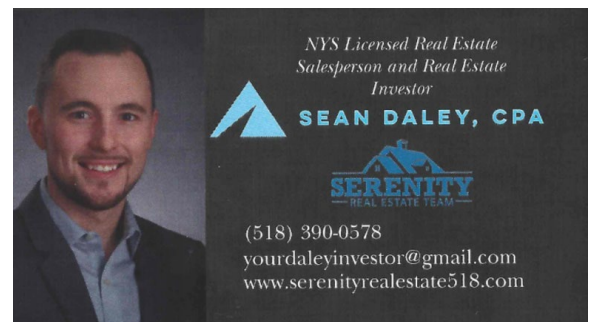
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