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February Member Meeting

Date: Feb 10, 2022 07:00 PM Eastern Time

Location: Zoom AND in person at the Courtyard by Marriott on River Street, Troy, NY

Guest Speaker this week is Terrance Wansley, former CDARPO President, fielder of public inquiries and help-line questions, and constant supporter of our mission. Terrance will discuss his experience testifying on behalf of CDARPO at the New York State Legislature's panel discussions on so-called "Good Cause Eviction"

Zoom Info

- Topic: CDARPO Membership Meeting - February 2022
- Time: Feb 10, 2022 07:00 PM Eastern Time (US and Canada)
- Join Zoom Meeting
- <https://us06web.zoom.us/j/87273092104?pwd=V1RDUlcxUitwL1YzWVVzemFwdUpPZz09>
- Meeting ID: 872 7309 2104
- Passcode: 222969

Meet Your New Officers:

- President: Tom Vandor - president@cdarpo.org
- Vice President: Alison Wheeler - vicepresident@cdarpo.org
- Treasurer Sean Daley - treasurer@cdarpo.org
- Secretary: Lisa Benware - secretary@cdarpo.org

For inquiries, please contact our Communications Liason

- Terrance Wansley - communication@cdarpo.org

Board members:

- Roland Nzaou
- Mac Mowbray
- Eric Wentz
- Karen Wentz

ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

I think I have given out all the advice on frozen pipes, icy sidewalks, stairways and tips to have the boilers and furnaces cleaned and tuned up, so I guess we can move on to the "regular" landlord problems. If there is any such thing. Just when we think we have all the bases covered, something new, unexpected and undesirable turns up.

Here goes: **Schenectady has a cleaning problem.** My husband and I own an older duplex (1940's) that has become vacant. Both long term tenants are gone, one to Florida and one to the graveyard. Not unexpected in either case, but my husband is in Texas assisting our son in adding a room to their house for the new grandchild. He is not expected back for sometime. That leaves me to clean, touch up, repair and re rent the units. My problem is I am allergic to the scents and dyes in most commercial cleaning solutions. Because of that my husband did most of the cleaning. I have not been able to find anyone to do this that is willing to do just a minimum of cleaning bathrooms and kitchens.

Mac says: Your best bet is to hark back to grandma's day and use natural household items that do the same thing as those expensive commercial cleaners. Here's a short list of things that can be cleaned and touched up with things you probably have

around the house already. Rust stains on porcelain sink: Soak a paper towel with bleach and leave it on for a few hours. Stains on marble counters: cut a lemon in half, dip it in salt, rub it in a bit and then wash off with soap and water. Clean the toilet with white vinegar. tougher stains, saturate a terry cloth rag with the vinegar and scrub. Use vinegar to remove spots from glass shower doors. Heavy layers of soap scum may require the use of fine steel wool with the vinegar. Walls and woodwork can be washed with unscented dish detergent with a little ammonia added, (I always use Dawn). Baking soda and salt are mild abrasives that can be used in cleaning. Borax with lemon or peroxide with cream of tartar will bleach stains off of porcelain. There are a number of old timey solutions to household problems that can be found on the internet. Most of them are exactly what they say they are. The newer products often have ingredients not listed on the container. For example, if you are allergic to ammonia, don't use it. However, some window cleaners have it and fail to mention it. Hopefully you are not allergic to ammonia as it is a great grease cutter, it also removes old floor wax. Hope this helps you out. An immaculate apartment is not hard to rent even if it is not absolutely up to date.

Even the most modern apartments if not clean are harder to rent. Hint, most people are grossed out by filthy stoves and refrigerators followed by kitchen cabinets & drawers. A filthy medicine cabinet is not far behind. Last but not least, CLEAN THE WINDOWS ! Even a nice clean room loses

something when the windows are dirty. If you can't clean them. rent the apartment at night.

Ravena's tenant is cold.

My newest tenant is complaining that her apartment is not warm enough. I have owned this building for over 10 years and no other tenant has complained before. The thermostat is set at 70 and the radiators are well sized for the respective spaces. Any hints as to what to look for when I go to check out the situation ? (I answered this on the phone previously)

Mac says: Yes, these are all common sense solutions, but then again what was common no longer is. First check all the windows and doors. Make sure the storm windows are down tight, that the primary windows are tightly closed & locked. If you have replacement windows this is very important because there are no storms and if the window is not tightly closed & locked, there will be a draft. Next, make sure no one has turned off any of the radiators, also, if it is a hot water system, make sure all the radiators are hot all over, if not bleed the air out of them. Next check to see if any furniture or boxes are blocking the air circulation in front of the radiators. Then make sure she covers the windows at night. Pull any shades, drapes or blinds down at night, pull up in the daytime. An uncovered window is like a cold radiator in the room. If none of these solutions work, you can get large pieces of cardboard and cover them with aluminum foil. (Cut the cardboard the

exact size of the radiator.) Put them behind the radiator and heat will be reflected into the room. Discourage the use of space heaters. If they must use them, suggest the oil filled radiators. Any space heater should have a tip over shut off feature. Discourage wood stoves and kerosene heaters.

See you next month.

Mac Mowbray



PRESIDENT'S MESSAGE

Thank YOU! – CDARPO Members – for electing me to lead your organization this year. I am walking gingerly in the footsteps of my predecessors from whom I have learned a great deal about the rental property business. I want to thank outgoing CDARPO President Nick Mattiello for leading us over the past several years. Likewise, I want to thank Karen Wentz (outgoing Vice President), Bob Newberry (outgoing Secretary), Eric Wentz, Lisa Benware, Mac Mowbray, and Sean Daley for their contributions to the Board last year. Thankfully, almost all have elected to continue to volunteer their time in service to your organization. I'd also like to welcome our new incoming Board members Alison Wheeler (Vice President) and Roland Nzaou (Board member at-large). In addition to Alison, Roland, and myself, your Board this year includes Lisa Benware (Secretary), Sean Daley (Treasurer), Karen Wentz, Eric Wentz, and Mac Mowbray.

Taking the helm of a volunteer-run organization is no small task and always consumes way more personal time than originally anticipated. That's who we are, though! CDARPO is an engaging and dedicated group of people from all walks of life who either are landlords or are in the business of supporting landlords. And that means members may be affiliated with

almost any business you can think of, because the business of constructing, offering, maintaining, buying, selling, operating, protecting, and managing shelter for humans touches upon just about every imaginable business and support service.

My goals for 2022 are listed below, and, in keeping with our mission of "Landlords Helping Landlords", I am challenging the entire membership to help achieve those goals. None of us can accomplish our goals – or our mission – alone, and there's tremendous power in numbers. You may notice the recurring theme here: as much as your Board is making things happen behind the scenes, we need more help from our members; stay tuned for more focused help requests going forward. In 2022 I would like to see the following:

Membership Growth

We need to spread the word about the benefits of CDARPO membership:

- Learning Opportunities
- Networking
- Staying informed about pending legislation affecting the industry
- Projecting an active voice in support of responsible landlords and property owners
- Protecting the integrity of the rental property industry

Collaboration with other New York state landlord organizations

Rental properties are approximately half-owned by large institutional entities and about half-owned by small, mom-and-pop landlords. While owning a significant proportion of rental property, we mom-and-pop property owners are fractured and largely unorganized. We don't have the deep pockets that institutional outfits have. Therefore, we have practically no meaningful voice or influence over policy makers and legislators. This needs to change. Collaboration might be the key that unlocks our collective voice.

Secure our 501(c) not-for-profit status.

This is mostly an administrative issue, but we need to get it done.

Consider a better, geographically more-central location for our general membership meetings.

Although our meeting facility is excellent, I think we may have suffered a bit due to our meeting location. This is a difficult consideration, since it is hard to know how much strain on membership the COVID restrictions have had. "Tele-meeting" such as through Zoom is really not the answer. Zoom or equivalents are tools we can use to accommodate certain needs (particularly until COVID threats have subsided), but interacting and conducting business in person is fundamental.

Improve our social media presence

We have several forums through which CDARPO communicates. They include our website, our Facebook page, our Google

email forum, and our email blasts. However, we need a more seamless and user-friendly connection between the organization and its members. We may have opportunities to improve our social media presence while still protecting content reserved for members only. Social media should be used as a marketing means to an end, such that we attract new members while offering snapshots of member benefits through.

Review our Bylaws and update if needed to reflect changing times.

It's been about five years since the last update, so a review is warranted.

I'll conclude my remarks with a big THANK YOU! and Congratulations! to Mac Mowbray. Mac was voted

by your Board to receive Honorary Lifetime membership in CDARPO for his commitment and service to fellow landlords and the Association...Congratulations, Mac!

...And to prime you for a themed message for next month think about President Reagan's cautionary statement: "As government expands, liberty contracts."

Until next time - stay safe!

Tom Vandor

President, Capital District Association of Rental Property Owners, Inc.



Photo 1 Mac Mowbray receives Honorary Lifetime Membership in CDARPO.



Photo 2: Your New 2022 CDARPO Board (from Left to Right: Tom Vandor, Sean Daley, Alison Wheeler, Eric Wentz, Lisa Benware, Karen Wentz, Roland Nzaou, and Mac Mowbray)

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 president@cdarpo.org.

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.

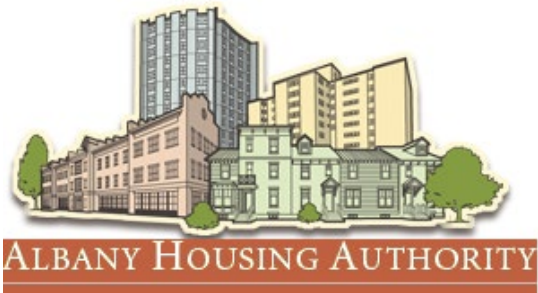
MEMBERSHIP

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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