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March Member Meeting

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

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

Topic: March 2022 CDARPO Membership Zoom Meeting

Time: Mar 10, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89297486063?pwd=ZVIEa3Bvd3hNemhWT3h5QTBEL0Z6QT09>

Meeting ID: 892 9748 6063

Passcode: 520557

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

Sometimes I wonder if ANYONE ANYWHERE ever listens to advice. Almost every call I got in the last month concerned things that I had warned about. Furnace and boiler tune ups, weatherstripping, Ice and snow removal, frozen pipes and on and on.

I have a few pieces of advice that are not recent repeats, but they have been covered before.

Niskayuna has a good question. Does PEX plumbing withstand being frozen? Mac says: I personally have not had a freezing experience with PEX, so I will defer to those of you who have had the problem. I have dealt with frozen galvanized, copper, brass and plastic and they all split when frozen solid. Please let me know so I have the answer the next time someone calls.

Another Niskayuna resident has a couple of problems, one of which was called in and we got it solved just in time: He says I rent short term furnished units to visiting business people who sometimes entertain. Anyway, a guest of the renter was helping with dinner preparation and managed to slice himself instead of the onion. Result: Blood all over the tablecloth.

Mac says try this if the blood is still wet. Mix 1 cup of ammonia, 1 cup Dawn dishwashing

detergent & 1 cup of water, apply it to the table cloth and wash immediately.

Two days later that same host, landlord whatever calls again: He says: That bleeder was a smoker too. I absolutely forbid smoking in my places, but this guy apparently decided the rules did not apply to him or his girlfriends. From the smell of the place it seems like the whole party smoked. Anyway the whole place reeked of cigarette smoke. It is too cold to open all the windows, what can I do. I have some new guests coming next week.

Mac says: Try this one, Put a dish of vinegar in each room for a while. If you are in a hurry, put vinegar in the humidifier. It works surprising well.

East Greenbush has a problem with dogs shting on his lawn.**

Mac said: How do you know? The lawn is covered with snow. He said the snow will be gone soon (He must be a weatherman) and those ****dogs will be back. What can I do to keep them away?

Mac says: Here an environmentally safe way to do that. This is from someone's grandfather I'm sure, anyway here we go. In a large pail put in 1 quart of warm water, add the following ingredients: Chop 1 large clove of garlic, chop 1 very strong onion, one teaspoon of Tabasco sauce, 1 tablespoon of cayenne pepper, 4 teaspoons of oregano, mix well, let it sit overnight. Sprinkle it where the dogs



like to relieve themselves. It also works for cats.

I hope you all can come up with some better problems next month. I am starting to sound like "Hints for Heloise".

See you next month.

Mac Mowbray

PRESIDENT'S MESSAGE

Dear CDARPO Members:

This year is off to a difficult start for many New York State mom-and-pop landlords. While Acting Governor Hochul's eviction moratorium has expired, many landlords still face a daunting task trying to remove holdover tenants, tenants that have chosen not to pay rent in exchange for the shelter they receive, and tenants that violate their leases and rental agreements.

The federally funded Emergency Rental Assistance Program (ERAP) was reinstated after it expired, even though it is unfunded. The following statement is taken directly from the

NYS ODTA website:

"Emergency Rental Assistance Program (ERAP) applications submitted after September 21, 2021 are not currently able to be paid for most residents in New York State, including residents of New York City. Due to a court order, the ERAP program is accepting applications statewide. However, there is currently no federal funding available to provide assistance for new applicants in most areas of the State. Applications submitted and received after September 21, 2021 continue to be reviewed and paid in those areas of the State where the jurisdiction's allocation is not fully exhausted."

Visit the Office of Temporary and Disability Service website at <https://nysrenthelp.otda.ny.gov/en> for additional information.

The problem is that many tenants that apply for ERAP today can receive stays of eviction by the court even though there is no money in the program. This amounts to a de facto moratorium extension with an undefined end date. As of the date of this writing, no additional federal moneys have been received by the State to replenish the

ERAP program. This is an unconscionable disruption of small business, and landlords have little to no recourse but to wait it out. Change is desperately needed.

If you need to evict, obtain professional help to do it. There is a minefield of technicalities. Hire an attorney that is well-versed in landlord-tenant law and be sure to use good process service; this is not the time to risk case dismissal due to procedural errors and technicalities.

Please mark your calendars in anticipation of supporting a volunteer event. We have an opportunity to showcase landlords' commitment to our communities. Mayor Charles Patricelli of the City of Watervliet and I discussed the idea of a mutually beneficial Earth Day event on Saturday, April 23rd. The idea is to partner with residents, landlords, and the Watervliet Department of Public Works to help clean up a public alley. Alleys in Watervliet are "lesser traveled" public roads typically located in the rear of properties for garages and driveways. The alleys also are where residents put out their trash for weekly pickup. We will talk about this opportunity and additional
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details during the March meeting. It will be good marketing for CDARPO, the City of Watervliet, and most importantly, for landlords.

Tom Vandor

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



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 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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