



Photo 1 – Porch Before Renovation



Photo 2 – Porch After Renovation

photos courtesy: T. Vander

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CDARPO = Capital District Association of Rental Property Owners, Inc.

## April Membership Meeting

Date: April 14, 2022 07:00 PM Eastern Time

Location: In Person at the Courtyard by Marriott on River Street, Troy, NY

or by Zoom

Topic: New Trends in the Floor Industry

Time: 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting at:

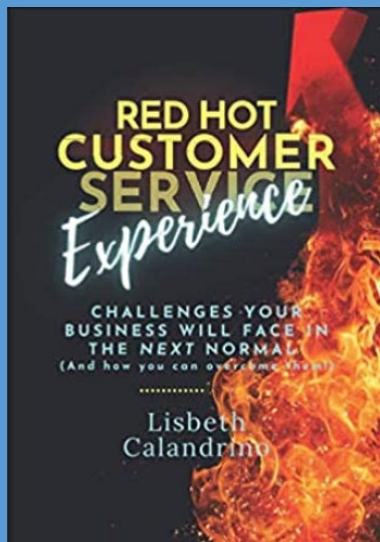
<https://us06web.zoom.us/j/86044030738?pwd=UFZSRjRqS3g4d3Z6UzJZWUtqcG5RUT09>

Meeting ID: 860 4403 0738

Passcode: 308008

### Speaker Topic: New Trends in the Flooring Industry by Lisbeth Calandrino

Lisbeth Calandrino is an accomplished international speaker with over 20 years as an expert in the floor covering industry. Her style is straight forward, high energy and humorous. She is a member of Toastmaster's International and has won numerous speaking awards. She is the author of several business books. Lisbeth's latest book, *Red Hot Customer Service Experience*, won an award as one of the outstanding "how to" books. Visit [www.lisbethcalandrino.com](http://www.lisbethcalandrino.com), and sign up for her blog.



First 10 members who show up to the meeting will receive a FREE signed copy of Lisbeth's book, *Red Hot Customer Service Experience*!

# ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Delmar says: My tenant wants a new stove. The one in the apartment is not that old, maybe ten or twelve years. they complain that they smell gas when they go to light the right front burner. I tried it and it lights slower than the rest, resulting in more gas coming out before ignition. What is wrong? Do I really need to go for a new stove? I suspect part of it is the stove is FILTHY and that's why they want a new one.

Mac says: The ignitor is worn out, call an appliance repair person to do the job. Be prepared to tell him/her what make it is and if possible, the model number. It may not even need a new part; it may just be covered in crud. The service charges are no longer cheap, but it still beats the price of a new range!

Colonie has what I consider premature question. My tenant has informed me that he can't go another Summer without A/C in his bedroom. (Heck, it's not even Spring yet!) He does not expect me to buy him one. He was told when he moved in that the electric service in the building will not support air conditioners. Am I obliged to put in new electric service to satisfy him? He knew that when he moved in. Mac says: I don't know the answer to that question. Perhaps someone who specializes in tenant rights could help you. However, some of the newer cooling devices draw less amps than

the older models. You should investigate them and suggest he purchase one. If he is otherwise a good tenant, offer to kick in a few bucks toward the purchase. It is a lot cheaper than having new electric service installed!!

Before Spring watering season begins, check your outdoor faucets to see if they have frozen or cracked over the Winter. I know I warned everyone about that, but odds are SOMEONE did forget. While you are at it, check all roofs, gutters and downspouts, if they are clogged, you will have trouble when the first heavy rain hits. Continue checking for Winter damage. The freeze/thaw cycle can cause cracks in concrete, black top and masonry. If you patch these cracks now, you will avoid lots of problems down the road. You can also choose to have your heating equipment serviced (Especially oil and kerosene fired furnaces and boilers.) You will avoid the rush in the Fall when everyone wants it done. Better now when they are not rushed, they will do a more thorough job.

See you next month.

Mac Mowbray

## On the Cover:

Photos show before and after a porch renovation project in Colonie, NY. We'll describe the project in a future newsletter.

# PRESIDENT'S MESSAGE

Dear CDARPO members:

**W**elcome to Spring 2022...and all the property maintenance tasks that will inevitably fill your calendars!

## Earth Day Event - CDARPO Gives Back!

I am pleased to announce that this month, in celebration of Earth Day, we are partnering with the City of Watervliet in an "Alley Cleanup Event". Your board has been working diligently to organize this event in close partnership with Mayor Charles Patricelli and the City of Watervliet to help clean up and beautify a section of the city that ordinarily does not receive a lot of attention, yet really needs it.

This event is meant to showcase the fact that, despite much of the bad press circulating lately, there actually are RESPONSIBLE LANDLORDS WHO REALLY DO CARE about their tenants, communities, and properties. Your association – CDARPO – represents such responsible property owners, and this event serves to further our mission and to improve relations with our communities. A successful event such as this may in fact serve as a template for similar events in other parts of the Capital District, and certainly will demonstrate our commitment to the cause.

Although we cannot hold this event on Earth Day itself (April 22nd), we will apply our efforts in the spirit of Earth Day.

The Date and Time are:

**Saturday, April 30, 2022 from 10:00 AM - 2:00 PM** (rain date is Saturday, May 14, 2022). Please mark your calendars.

We are asking (and strongly encouraging) each of you to volunteer some time with your fellow CDARPO members, city employee participants, local property owners and businesses, and other local landlords and tenants to help clean up sections of 2 public alleys. Refreshments will be available in the morning and at noon for a half-hour break.

Water will also be provided.

Alleys in the City of Watervliet are like those in other nearby communities, such that they run behind residences and businesses and technically are public roads generally used to access local private residences and businesses. Typically, they lead to garages and driveways and are the areas where weekly trash is put out by residents and picked up by the city. Assuming enough people pitch in we are going to clean up the alleys behind the properties on both (East and West) sides of 3rd Avenue between 15th Street and 19th Street.

See the map below showing the areas to be cleaned up. Green Areas highlight the alleys. The "X" marks our tentative meeting location and staging area (as of this writing) in the parking area behind the Science and



Hobby store located on the corner of 2nd Ave and 18th St., but it is subject to change. DO NOT PARK THERE, only walk there to meet the group. We will confirm the meeting spot in later communications. You may park your vehicle on any street in the vicinity and make the short walk to our meeting spot.



Map 1 - Watervliet 3rd Avenue Alleys for Earth Day Cleanup. The alleys are located behind the west side properties between 3rd Ave. and 4th Ave. and behind the east side properties between 3rd Ave. and 2nd Ave.

Wear firm closed-toed shoes and if you have them, please bring rakes, shovels, work

gloves, brooms. Bags for disposal of trash and leaves/grass will be provided. We will have some work gloves available as well. Filled trash and lawn/leaf bags will be left in the alley, and the city will dispose of them.

The city also plans to follow our work by regrading/redistributing the alley gravel surfaces and/or street sweeping as applicable.

Plan to be on time; the event will kick-off with a few words from me and Mayor Patricelli to volunteers and media (welcome, instructions, safety considerations, logistics, etc.).

Be on the lookout for a separate email that will request acknowledgment of your commitment to participate. Invite friends and family members, and if you know of other like-minded property owners, invite them, too! Many hands make light work.

**PSA: Check out Nixle!**

Are you familiar with Nixle? You should be. Nixle is a communications platform that you may subscribe to for free. Nixle keeps you up-to-date via SMS text messages (and email) with relevant information from your local public safety departments & schools.

You can receive informative alerts for severe weather, criminal activities, severe traffic, road closures, missing persons, and local events.

Most Capital District municipalities participate and broadcast relevant and timely emergency information about public safety related events happening in real time

in your community and in communities of interest to you. For example, you may live in one area and have a rental property in a different city or town. You can receive alerts from as many areas as you wish and thus stay informed.

To receive alerts from local agencies, **text your zip code to 888777 to opt in**. You may also forward messages received to other residents (such as family members, friends, and your tenants) so that they, too, may stay informed. More information also may be found at <https://www.nixle.com/>.

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 Tom at [president@cdarpo.org](mailto:president@cdarpo.org).

# STAY CONNECTED

**If you have ideas for content that you'd like to see covered in our monthly newsletter, please contact us. We will consider your idea and even give you an opportunity to author your own article!**

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](#). Sign up for our newsletter on the [contact page](#) of our website.

MAILING ADDRESS:

CDARPO, PO Box 8, Latham, NY 12110

# COALITIONS

**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.

## LOOKING AHEAD TO MAY

NEXT MONTH: A conversation about an investment topic of interest to many of you:

## **1031 Exchanges!**

## Meet Your 2022 Officers and Board Members

### Officers

**President:** Tom Vandor - [president@cdarpo.org](mailto:president@cdarpo.org)

**Vice President:** Alison Wheeler - [vicepresident@cdarpo.org](mailto:vicepresident@cdarpo.org)

**Treasurer:** Sean Daley - [treasurer@cdarpo.org](mailto:treasurer@cdarpo.org)

**Secretary:** Lisa Benware - [secretary@cdarpo.org](mailto:secretary@cdarpo.org)

### Board Members:

Mac Mowbray - Roland Nzaou - Eric Wentz - Karen Wentz

### Communications Liaison

For inquiries, please contact Terrance Wansley - [communication@cdarpo.org](mailto:communication@cdarpo.org) or (518) 433-7377

# Please Support Our Sponsors



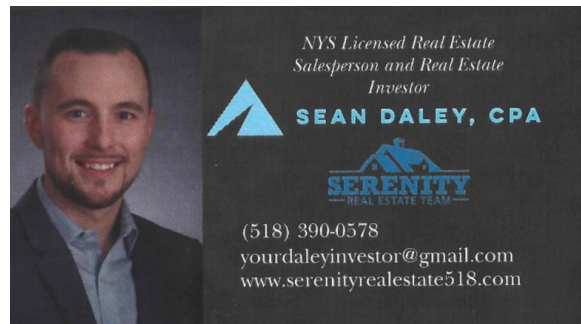
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