



CDARPO NEWSLETTER

Capital District Association of Rental Property Owners

February 2023



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Page 2 Membership Meeting	Page 3 Advice to the Houseborn	Page 4 How Can A Sole Landlord Influence Lawmakers	Page 5 President's Message	Page 6 Call for Volunteers Stay Connected Board of Directors	Page 7 Secrets of Successful Landlords Page 8 Our Sponsors
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CDARPO

Membership meeting and Installation of New Officers

FEBRUARY 9th 7-8pm

Troy Marriott Courtyard

6:45 p.m. Registration

7:00 p.m. President's Welcome

- **30 second commercials**
- **Introduction of 2023 Board Members**
 - **Oath of Office**
- **Issues, questions, and sharing by members**

*****Refreshments and Networking*****

ADVICE TO THE HOUSELORN

BY MAC MOWBRAY

Uptown Troy has an unusual problem.

He says: I own a very large very nice two flat house next door to my own home. Both flats are currently rented to middle aged working couples. The apts. are huge with four bedrooms, living room, dining room, eat in kitchen with huge pantry. both flats have large closed in porches front and back. Natural woodwork, beautiful hardwood floors, fireplaces in the living rooms.

Mac says: What's the problem, it sounds perfect. Here's the tale of woe. The sister of one of the couples has a sister with four children ages 8,9,10 and 11. The sister and her husband were killed in car accident and my tenant is their only living relative. She has no choice but to take care of her nephews. I know their family and they are not well behaved or well disciplined.

They have many toys with wheels, bikes, wagons, scooters etc. etc. I am concerned about the potential damage to my property. It is in pristine condition and I fear that the arrival of the wrecking crew could spell disaster for my house. Any advice?

Mac says: This is a first for me. I did some research and asked a few other landlords how they deal with such situations.

Here are their responses: If the lady getting the kids lives on the top floor, strongly

suggest that she trade apartments with the family on the first floor. This for obvious reasons. Overhead noise, kids running up and down stairs. The other problem is there will be a HUGE increase in the water bill for you unless she pays it already. Last but not least, spend the money to put in inexpensive, rubber backed low pile wall to wall carpet over the hardwood floors. Do not have it tacked down with nailer strips (they would damage the floors.) Fasten it down with double faced tape. You can remove the tape residue with WD40 when you remove the carpet. If they object, tell them they can pick the color of the carpeting. Be sure to confront them with the first sign of problems that would disturb your other tenants or cause damage to your property. The minute you give them an inch, they will take a mile. The more you tolerate the worse it will get.

Good luck.

I have received several complaints concerning high heating bills even though it has not been the coldest Winters on record. All I can offer is the usual suggestions; They would consist mostly of common sense items:

Make sure all windows are tightly closed and locked. If they still appear drafty, get some rope caulk style weather stripping, and apply it to the drafty areas. This can be easily removed in the Spring.

Pull down the shades, blinds, and curtains on the windows at night. Even a triple paned window is like a cold radiator in the room.

If possible, lower the thermostat 10 degrees when no one is home. Also, if you have radiator heat, cover a piece of cardboard with aluminum foil and place it behind the radiator, it will reflect heat into the room especially if the radiator is under a window.

Be EXTRA CAREFUL with space heaters. They really should not be used unless you are home. Electric radiators do a fairly good job. If you own the home, make sure you have had your heating equipment checked and tuned up. This is especially important with oil heat, which along with kerosene is the most expensive. Even propane is cheaper!!

This is my last column for some time. I will be on hiatus for at least until September. It's been a pleasure to offer advice.

I wish all of you the best of luck with your buildings.

Mac Mowbray

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.facebook.com/UNDERONEROOFNY/> They may also be contacted at <mailto:advocacy@nycraa.com>.

How Can A Sole Landlord Influence Lawmakers

Landlords are routinely mistreated by government leaders and this will not change unless landlords become more vocal. There are many “professional activists” out there who have the ear of lawmakers and they influence what they do.

Politicians hate to get people mad at them so the squeaky wheels do get listened to. So what should you do? First thing, find out who your elected officials are and start to build relationships. Your county election board can tell you who represents you. Send your representatives a note, sharing your frustrations with them and ask them to offer ways they might help you. Always ask for some specific response. Be sure to mention you are in their district. It's important to put a human face in frustration, so explain how government action, or the lack of it, affects your livelihood. The personal touch has much more impact than you might think. So give it a try.

Best regards,

Mark Grimm

Professional Speaker & Speaking Coach

Albany County Legislator

518.650.5096

President's Message

Dear CDARPO,

Welcome everyone to the 2023 CDARPO. The board is scheduled to come together Thursday, the 26th of January 2023. The general assembly will meet Thursday the 9th of February 2023. Let me start this year with a positive foot forward.

Let me take this moment to share my gratitude for the previous CDARPO leadership. Thank you to the past-president, Tom Vander and his executive board, Lisa Benware and Sean Daley, for their hard work and dedication during the COVID-19 pandemic. I recognize their efforts to advocate for landlords in the Capital District during this unprecedented challenging time for us all.

I want to congratulate the new board for accepting their 2023 leadership positions. Special recognition to the newly appointed executives; Karen Wentz, Bryson Gibson, and Caroline Gibson. I hope this membership body will support me and the board in our collective effort to make a positive impact in local legislation on behalf of Rental Property Owners' interests in the Capital District as we have been doing since 1974.

I am honored to serve as the new president for CDARPO in 2023. Thank you all for entrusting me with carrying out the vision we have of an uplifting and strong Landlord networking organization. As the new president, I will need your support as I slowly make some adjustments within the

organization. I will be sending out call-to-actions, generating a variety of new committees that will find outlets for all who want to share their passions for landlords-helping-landlords. I will support you by coordinating your committee activities and ensure we stay compliant to the CDARPO's By-Laws and principles. You are encouraged to provide me with constructive suggestions and ideas. Our continued mission of a happier organization of landlords-helping-landlords is achievable with us all working together.

As Mahatma Gandhi once said, "be the change you want to see in the world." Let us change CDARPO as we want it to be. Please join me; please join us.

Since the pandemic struck, new policies in the Capital District have negatively impacted our industry. I have heard and understand our concerns. We will work together to find better strategies to challenge them. In order to challenge them, we must come together as an organized united community with clear objectives and clear public messages. It is at that time we will have a strong foundation that we can push back against these policies. Let us get started now!

I look forward to working with you all this year to address your concerns directly.

Sincerely,

Roland Nzaou,

CDARPO President

434-566-5598

Call for Volunteers

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

- Membership
- Legislative Update
- Newsletter
- Speakers / Events

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

BOARD OF DIRECTORS

- President: Roland Nzaou
- Vice President: Bryson Gibson
- Secretary: Caroline Gibson
- Treasurer: Karen Wentz

BOARD MEMBERS

- Director: Eric Wentz
- Director: Sean Daley
- Director: Lamon Snyder
- Director: Lisa Benware

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.

Secrets of Successful Landlords

Learn effective residential property management practices from the experts

Tenant Screening
Landlord/Tenant Laws
Financial Issues
Property Management
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Fair Housing Laws
Section 8 Program
Tips from Landlords



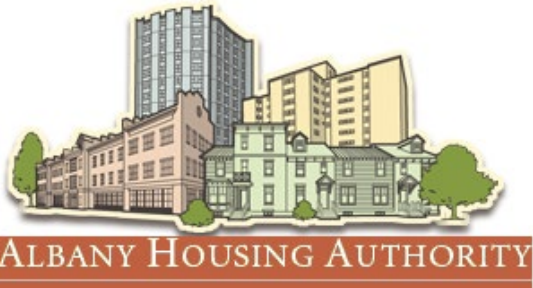
Thursday, February 23, 2023
5:30 pm Workshop will be held online.

Register at www.ahphome.org or call 518-434-1730 x0 for this and other education programs. More info at LMcneilly@AHPhome.org. \$20 for resources.

Sponsored by:

Affordable Housing Partnership Homeownership Center
Alternatives to Displacement
Albany Housing Authority
Capital District Association of Rental Property Owners

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albanyhousing.org

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