

# NEWSLETTER



**September 2023**  
CAPITAL DISTRICT ASSOCIATION  
OF RENTAL PROPERTY OWNERS



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**- Landlords Helping Landlords -**

**A- Membership Meeting: September 14, 2023-**

- **Theme: “Grant Opportunities”**
- **Speaker: Ashley Hilaire, Housing Service Advocate + Guest**
- **Location: Courtyard by Marriot, 515 River St, Troy, 12180**
- **Time: 7PM-9PM**
- **Contact: [info@cdarpo.org](mailto:info@cdarpo.org)**

**B- President’s Update: Summer Cruise Recap and Future Plans!**

**Dear CDARPO members,**

I hope this message finds you well. I'm thrilled to share some exciting updates as we resume our activities after our annual vacation break. This year, on August 12th, 2023, CDARPO organized a memorable Cruise Trip at Lake George, bringing together 27 enthusiastic members for a day of connection, exchanging experiences, and creating lasting memories. Despite the unpredictable weather, luck was on our side, and we enjoyed a dry day with no rain. The two-hour trip on the lake was filled with camaraderie and breathtaking views, complemented by a delightful buffet of delicious dishes.

I want to extend my heartfelt gratitude to Eric, Lisa, and Karen for their tireless efforts in making this event a resounding success. Your dedication and hard work are truly appreciated.

As we dive back into our regular monthly activities following our well-deserved break, we have an exciting lineup of events planned. We're thrilled to announce that we will host multiple speakers to enrich our knowledge and nourish our curiosity. Additionally, a workshop is on the horizon, along with other engaging activities that promise growth and learning opportunities.

I encourage you all to consider joining the dedicated group of volunteers within our organization to contribute to the success of these upcoming events. Your involvement with CDARPO is not merely a commitment but a testament to your dedication to fostering a thriving community of respectful property owners.

Let's unite, learn, and grow together, making a meaningful difference in the lives of both landlords and tenants alike. Stay tuned for more updates, and thank you for being a vital part of our dynamic CDARPO community.

Warm regards,

**Roland Nzaou**

**President, CDARPO**



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### **C- Free Weatherization Workshop - CDARPO and UAlbany!**

Join us for an informative and money-saving workshop on weatherization, proudly presented by CDARPO (Capital District Association of Rental Property Owners) in collaboration with SUNY Albany.



Discover How to Save Money During Winter.

Learn valuable tips and techniques to keep your home warm and your energy bills low. Our workshop will provide you with essential insights into weatherization and hands-on experience with the tools and products needed for efficient energy management.

#### **Event Details:**

Date: **Saturday, October 14th, 2023**

Time: **1:00 PM - 3:00 PM** (2 hours of interactive learning)

Location: **UAlbany Campus**

#### **What to Expect:**

Expert guidance from industry professionals  
Practical demonstrations with provided tools and products

Money-saving strategies for both landlords and tenants

Who Can Attend:

Landlords looking to improve property efficiency

Tenants interested in reducing their energy costs

Limited Spots Available: **40 attendees**

Don't miss this opportunity to empower yourself with the knowledge and skills to save money during the winter months. Join us at the UAlbany Campus on October 14th for a workshop that can benefit you as a homeowner, landlord, or tenant.

#### **RSVP today to secure your spot!**

For inquiries and registration, please get in touch with **Lamon Snyder** (lbsnyder11@gmail.com) and **Lisa Benware** (benwarel@aol.com).

Let's make this winter a season of savings and comfort. We look forward to seeing you there!



### What is the Weatherization?

Weatherization refers to the process of making homes and buildings more energy-efficient and comfortable by improving their insulation, sealing air leaks, and upgrading heating, ventilation, and cooling systems. The primary goal of weatherization is to reduce energy consumption and lower utility bills while also enhancing indoor comfort and air quality.

Key weatherization measures include:

1. **Insulation:** Adding or upgrading insulation in walls, roofs, and floors to reduce heat loss or gain.
2. **Air Sealing:** Identifying and sealing gaps, cracks, and holes in the building envelope to prevent drafts and minimize the exchange of outdoor and indoor air.
3. **Efficient Windows and Doors:** Replacing old, inefficient windows and doors with energy-efficient models that have better insulation properties.
4. **HVAC Systems:** Repairing or replacing heating, ventilation, and air conditioning (HVAC) systems to improve their efficiency and performance.
5. **Duct Sealing:** Sealing and insulating HVAC ducts to prevent air leakage and enhance system efficiency.
6. **Energy-Efficient Lighting and Appliances:** Upgrading lighting fixtures

and appliances to energy-efficient models that use less electricity.

Weatherization programs are often run by government agencies, non-profit organizations, or utility companies to help low-income households or homeowners reduce their energy bills and contribute to environmental conservation by decreasing energy consumption. These programs typically offer assessments, financial incentives, and services to make homes more energy-efficient, ultimately reducing the carbon footprint and promoting sustainability.

### [D- Finding a Real Estate Mentor: A few tips and guidelines to finding the right Real Estate Mentor](#)

*By Efram Ariel*

**Networking –** Attending real estate networking events, seminars, workshops and local real estate investor meetups. These gatherings provide opportunities to connect with experienced investors who may be open to mentoring.

**Online Forums and Social Media –** Join Real Estate Investment Forums. Facebook groups, LinkedIn groups, and other online communities where investors discuss strategies and share experiences. Engage, ask questions and connect with potential mentors.



**Real Estate Investment Clubs or Associations** where experienced investors gather to share knowledge and network.

These clubs often host meetings, presentations and networking sessions.

Local Real Estate Associations, Chambers of Commerce. Attend their events and get involved to meet seasoned professionals who could be potential mentors.

Real Estate Seminars, conferences and workshops - Attend events hosted by reputable organizations. These events often feature experienced speakers who can offer valuable insights and may be willing to mentor.



Real Estate Agents and Brokers – Establish relationships with agents and brokers that specialize in investment properties. They may have connections with experienced investors or could offer valuable guidance.

Property Management Companies – They often work closely with real estate investors which could lead to mentorship opportunities.

Real Estate Coaches and Mentoring Programs – Consider investing in paid coaching or mentoring programs offered by experienced investors. Research and choose programs that have a proven track record for success.

Ask for referrals out of your existing network and ask if they know any successful real estate investors who might be interested in mentoring you.

Cold outreach - Research successful investors in your area and reach out to them directly, Be respectful. Demonstrate your enthusiasm for learning and explain why you believe their guidance could be beneficial.

When approaching potential mentors, be prepared to explain why you're interested in real estate investing, what you're hoping to learn, and how their guidance would help you achieve your goals. It's important to demonstrate your commitment, willingness to learn, and value you can bring to the mentorship relationship.

It may take time. Be persistent and keep networking with positive expectations.

## Sponsors



[albanyhousing.org](http://albanyhousing.org)

Join the Albany Housing Authority's growing network of the region's property owners who rent to Section 8 families.

*By becoming a member of CDARPO, you'll gain access to a network of seasoned landlords, providing you with invaluable opportunities to connect and learn from their expertise.*

## E- Fall Maintenance Checklist for Rental Property Owners

*by Hignell Property Management Team*



Owning a rental property comes with a lot of responsibilities. In addition to keeping a steady stream of renters, you also have to keep up with the maintenance of the property. This is especially important in the fall, just before the onslaught of winter. Here are a few common maintenance tasks a rental property owner should be sure to handle before the season changes.

### Clean the Gutters

First, you should be sure to clean the gutters. Heavy rain or snowfall can clog or even dislocate your gutters from the roof. So it's important to clean them of all debris and make sure they are firmly attached to the home. They will be much harder to repair if something snaps in the middle of the winter, so it's best to be sure they are serviced beforehand.

### Inspecting the Roof

While you're cleaning out the gutters, you should also **inspect the roof**. Heavy snowfall, ice, or freezing rain can also seriously damage your roof, which will hurt the value of your investment. Taking a few extra minutes to inspect the condition of your roof before the winter rolls in, could save you thousands of dollars in the long run.

### Last Minute Landscaping

Make sure you rake the leaves and trim any long branches before winter because you might not get the chance once the weather changes. You don't want to be cleaning up wet leaves in the spring or have a long tree branch crash onto the roof during a storm. So be sure to take care of any last-minute landscaping projects before the first snowfall.

### Check for Drafts

Inspect the interior of the home for any gaps or drafts, if you can access the unit. Cold air seeping into the home won't just impact the comfort level of your renter, it will also force you to spend more on heating the building. Plus, it will prevent any animals or bugs seeking refuge from the cold from getting in during the winter.

### Have the Boiler/Furnace Inspected

Make sure your HVAC system is in working order before the temperature drops. You don't have to worry as much about the A/C until the spring, but you should at least have the boiler and furnace inspected to be sure they can last through the winter. It's typically much cheaper if you catch a problem early than to wait until one of these appliances breaks down. So, you should be sure to have them inspected in the fall before they're put to the test.

### Bring in Any Outdoor Furniture

If you have any patio furniture or other outdoor items that won't be used in the colder months, now is the time to bring them inside. This is also a good time to do a quick inspection of the premises to be sure that nothing else that may have been left out on the lawn needs to be taken in.

### Stock Up on Winter Essentials

Make sure you have everything you need to handle the winter. This could include rock

salt, sand, snow shovels, snow blowers, and anything else that you think may come in handy during the colder months. If you live in an area of heavy snowfall, you should consider hiring a service to take care of the snow removal.

#### Clean out Air Duct and Check the Chimney

You should have a professional clean out your air ducts at least once a year. The fall is a good time to do it because it can be harder to get a service person to come out in the colder months, especially if it's an emergency. If the property has a fireplace or a chimney, this is also a good time to clean out any soot or other debris to **prevent an accidental fire.**

These are just a few of the common chores a rental property owner must undertake to prepare a home for winter. Depending on the location and features of the property, there may be others to add to that list.

If you are getting tired of handling all these responsibilities yourself, you should consider hiring a property manager to take care of them for you. A **professional property manager** will not only help you stay on top of your maintenance needs, but they can also help you collect rent and help you run your business more efficiently.

*Dear readers,*

*Share your amusing landlord stories with us! Whether it's a funny encounter with a tenant or contractor, or a situation that didn't go as planned, we want to hear about it. Submissions can be short and anonymous, so send them our way and let's remind ourselves of the lighter moments of being a landlord. Please send at [info@cdarpo.org](mailto:info@cdarpo.org)*

*Best regards,*

**CDARPO**

## ***Do you know?***

**CDARPO** is a **501c6** nonprofit organization that promotes the common business interests of its members. This means:

- We can receive donations from businesses and individuals, and businesses can write off their donations as a business expense.
- We can lobby and campaign for issues that matter to us, as long as it's not our main focus.

Please support our mission by donating today. Your contribution will help us continue to promote the common business interests of our members and make a positive impact on our community.

## ***F- Call for Volunteers.***

CDARPO always seeks **partnerships** and volunteers interested in serving on the following committees.

- **Membership:** contact new members to familiarize them with our services, man the welcome table, go to other organization meetings to introduce CDARPO to grow membership, contact people who do not renew, monitor that business ad members are getting correct ad sizes and are happy with their ads.

**Contact P. R Committee Chair:**

**Caroline Gibson**

- **Legislative Update:** attend local meetings, report on events of interest,



attend Neighborhood Association meetings, and report back on anything of interest to CDARPO (sometimes these are the first place to hear gossip about pending plans).

**Contact Committee Chair:**

**Lamon Snyder**

- **Newsletter:** produce articles, find ideas for articles, request others to produce articles, and obtain permission to reprint articles.

**Contact Committee Chair:**

**Karen Wentz**

- **Speakers / Events:** arrange for speakers, confirm, and arrange accommodations for speakers, arrange for or manage zoom meetings, handle the recording within Zoom meetings.

**Contact the Committee Chair:**

**Bryson Gibson.**

**G- Get 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 who may share experiences. Send an email requesting access to [cdarpo-talk+subscribe@googlegroups.com](mailto:cdarpo-talk+subscribe@googlegroups.com) or contact Caroline Silver at [caroline.silver.97@gmail.com](mailto:caroline.silver.97@gmail.com) or Roland Nzaou at [CDARPO@gmail.com](mailto:CDARPO@gmail.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.

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