

# NEWSLETTER



## November 2023

CAPITAL DISTRICT ASSOCIATION  
OF RENTAL PROPERTY



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- Landlords Helping Landlords -

**A- Membership Meeting: November 9, 2023-**

- Theme: **“Preparing for Fall and Winter”**
- Speaker: **Evan MacFawn, President of MacFawn Fire and Flood Restoration**
- Location: **Courtyard by Marriot, 515 River St, Troy, 12180**
- Time: **7 PM-9 PM**
- Contact: [info@cdarpo.org](mailto:info@cdarpo.org)
- Mailing Address: **CDARPO, PO Box 8, Latham, NY 12110**
- **Agenda:**

1 . Introduction & Announcement	<b>7:00 PM – 7: 15 PM</b>
2. Presentation by the speaker	<b>7: 15 PM – 8: 00 PM</b>
3. Refreshment and Mingling	<b>8: 00 PM – 8: 15 PM</b>
4. Advertisement (1 minute per Business)	
5. Problem solving.	<b>End at 9: 00 PM</b>

**B- About Evan McFawn:**



**Evan MacFawn** is the president of **MacFawn Fire Flood Restoration** Company. He is the driving force behind the company's growth. He holds a BSBA in Finance and Management from Drexel University, setting the stage for his remarkable journey.

Evan's career started in commercial construction in southern New Jersey, specializing in freezer warehouses. This hands-on experience allowed him to grasp the intricacies of the industry.

His roots in the family business run deep, starting at the age of 14 when he began by maintaining the warehouse. His path within the company saw him traverse various roles, ultimately leading him to the prestigious position of President.

Evan's commitment to excellence extends to his certifications, including a Master Water and Fire Restorer certification from the IICRC, a Journeyman Textile Cleaner certification, and other IICRC certifications. He is also licensed for Mold Remediation in New York and Florida.

Beyond his leadership role, Evan is a passionate drummer, an adventurous camper, and a discerning food enthusiast. As our President, Evan MacFawn embodies the values and vision that drive our company's success, serving as an inspirational figure in our organization.



[www.macfawn.com](http://www.macfawn.com)

## **C- President's Update:**

### ***A Year of Dedication and Progress***

**Dear Team Members,**

It's hard to believe it's been ten months since our team embarked on this remarkable journey to lead our organization. Looking back, I can't help but feel proud of the incredible strides we've made in shaping the organization into what it is today. In a world transformed by the challenges of COVID-19, where many volunteer organizations faced dwindling engagement, we've been fortunate to have a truly dynamic and committed group.

### **Celebrating Our Collective Success**

I want to take a moment to extend my heartfelt congratulations to our dedicated team and all the individuals who have lent their support to CDARPO in various capacities. Your contributions have been instrumental in our ongoing success and the positive impact we've had on our community.

### **A Glimpse into the Future**

As is customary at the close of each year, the time has come for us to hold elections to select our officers for the upcoming year. These crucial positions include President, Vice President, Treasurer, and Secretary. I am pleased to announce that all the current officers are running for re-election. However, I would also like to extend an open invitation to anyone within our organization who aspires to join us as board members or take on these roles.

### **Expressing Gratitude**

I want to express my sincere gratitude to each and every one of you for your unwavering support and dedication. It is your commitment that has fueled our organization's growth and success. Let us look forward to the opportunities and challenges the coming year will bring, knowing that together, we can achieve even greater heights.

Thank you for your tireless efforts,

Best Regards,

**Roland Nzaou**

**President, CDARPO**



## *D- DIY Weatherization Workshop: Learning and Serving our Community*

If you've ever wanted to discover the secrets of saving energy in your home and, in your spare time, make a meaningful impact in your community, here's your opportunity. We're excited to announce that applications are now open to join the Albany Clean Energy Conservation Corps, a dedicated group trained in energy conservation, weatherization skills, and renewable energy options for both homeowners and renters. The best part? Corps members get to put their newfound knowledge into action by participating in a community service event aimed at weatherizing local homes.



### **1- What's on the Horizon:**

Initially, a co-organized workshop by CDARPO, UAlbany, and NYPA was planned; however, unforeseen circumstances led to its cancellation. Nevertheless, there's good news! Another weatherization training session is in the works, scheduled to take place from November 6th to November 10th, between 6 PM and 8 PM, right on the UAlbany campus.

### **2- How to Save Energy with Home Weatherization and Energy Efficiency Training:**

The city of Albany, in collaboration with SUNY Albany, is thrilled to offer

a workshop session focusing on energy conservation. These are flexible drop-in sessions; there's no need for prior registration. You're welcome to attend these sessions if you're looking to get some hands-on practice or simply chat with someone experienced in weatherization. It's worth mentioning that attending these practice sessions doesn't obligate you to take part in the community service event. Our primary goal is to provide those who initially signed up for the DIY Weatherization Workshop an opportunity to learn valuable weatherization techniques.

Please Note: No Formal DIY Workshop, Only Community Service and Volunteer Training:

While we don't have a formal DIY workshop as initially planned, we are still dedicated to making a difference in the community. Our focus is on the community service event and volunteer training. If you're eager to lend a helping hand and share your skills, please visit our sign-up page at [insert link: <https://forms.gle/sSvX3oPwzug1q2CeA>].

The deadline for signing up is November 8th.

In conclusion, the DIY Weatherization Workshop may have evolved into something different, but the commitment to energy conservation and community service remains steadfast. Join us in learning, practicing, and making a positive impact in the Albany community. Together, we can save energy, reduce costs, and contribute to a more sustainable future.

### **E- The Importance of Lead Paint Training for Landlords**

Landlords play a crucial role in providing safe and habitable housing for their tenants. Ensuring the well-being of occupants goes beyond collecting rent and maintaining the property; it also involves safeguarding them from potential hazards. One such hazard that landlords should be aware of and prepared to address is lead paint. To fulfill their responsibilities and protect both their tenants and themselves, landlords should strongly consider taking a lead paint training course. In this article, we will explore the reasons why such training is essential for landlords.



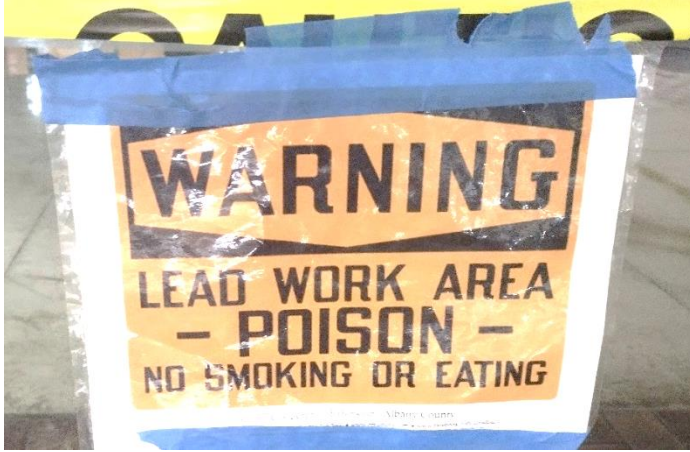
#### **1. Legal Compliance:**

One of the most compelling reasons for landlords to undergo lead paint training is to stay compliant with the law. Many countries, states, and municipalities have stringent regulations concerning lead paint in residential properties, especially in older buildings. Ignorance of these laws is not an excuse, and failing to comply can result in substantial fines and legal liabilities. Lead paint training ensures that landlords

understand and can adhere to these legal requirements.

#### **2. Tenant Safety:**

The health and safety of tenants should be a top priority for landlords. Lead paint can pose a serious health risk, especially to young children, pregnant women, and those with compromised immune systems. Understanding how to identify, manage, and mitigate lead paint hazards can protect tenants from the adverse effects of lead poisoning, including developmental issues and neurological problems.



### **3. Property Value and Maintenance:**

Lead paint issues can significantly impact the value and maintenance of a property. A landlord who is trained in lead paint safety can properly assess and address lead hazards, ensuring that the property remains attractive to tenants and retains its value. Failure to address lead paint

issues can lead to costly remediation in the future, negatively affecting a property's return on investment.

### **4. Tenant Retention:**

Caring for tenant well-being and providing safe living conditions is key to tenant satisfaction and retention. Tenants are more likely to stay in a property managed by a landlord who demonstrates a commitment to their safety and health. By taking lead paint training, landlords can earn the trust of their tenants and foster a positive landlord-tenant relationship.

### **5. Liability Reduction:**

Landlords can be held liable for lead paint-related health issues or injuries suffered by their tenants. Lead paint training equips landlords with the knowledge and tools to minimize these risks by identifying and addressing potential lead hazards promptly.

### **6. Efficient Property Management:**

Lead paint training helps landlords understand the best practices for dealing with lead hazards, such as proper containment, safe renovation and maintenance techniques, and safe disposal methods. This knowledge can lead to more efficient property management and cost-effective maintenance practices.

### **7. Building a Positive Reputation:**

Landlords who invest in lead paint training send a clear message that they prioritize the safety of their tenants and the quality of their properties. This can enhance their reputation as responsible and trustworthy landlords, making it easier to attract new tenants and achieve higher rental rates.

In conclusion, taking a lead paint training course is a wise investment for landlords. It not only ensures legal compliance and safeguards tenant health but also contributes to the long-term value and maintenance of rental properties. Landlords who are knowledgeable about lead paint safety are better equipped to build strong landlord-

tenant relationships, reduce liability, and maintain a positive reputation in the competitive rental market. Ultimately, this training is a crucial step towards becoming a responsible and successful landlord.

*Environmental Protection Agency (EPA)'s Lead Renovation, Repair, and Painting (RRP) Initial Training—The federal Renovation Repair & Painting Rule (RRP) requires that anyone who is paid to perform work that disturbs paint in housing and child occupied facilities built before 1978 be trained and certified as a renovator. There is no cost to attend but pre-registration is required. Registration forms can be found on Cornell Cooperative Extension Albany County's website at <http://www.ccealbany.com/> and can be faxed or mailed. New York State code officials successfully completing Cornell Cooperative Extension Albany County's 8 hour EPA RRP Initial training course will receive 8 CEUs. Upon successful completion of the RRP Initial course including passing an exam at the end of the class, participants are EPA certified renovators. This certification is good for 5 years.*

### **F- My EPA Lead Paint Safety Training Journey**



On the crisp morning of October 24, 2023, I embarked on a remarkable experience by enrolling in the EPA Lead Paint Safety Training course. The training session was held at the River Center, located at 1250 Riverfront Ctr, Amsterdam, NY 12010, and the day began with a sense of anticipation.



A few minutes prior to 8 AM, our instructor, the experienced Al Kleinberger, warmly welcomed the early arrivals and eagerly awaited the rest of the participants. As we gathered, a tempting spread of breakfast items, including coffee, bagels, fruits, juices, and yogurts, beckoned from a nearby table, setting a pleasant tone for the day ahead.

The training officially commenced shortly after 8 AM with a few photos, and then we delved into an engaging series of modules:





Module 1: Why Lead Paint Safety Matters

Module 2: Navigating Regulations

Module 3: Preparing for the Task Ahead

Module 4: Safely Managing Dust During Work

Around midday, a well-deserved lunch break was generously provided, allowing us to recharge before continuing our educational journey:



Module 5: Best Practices While Working

Module 6: Effective Cleaning and Quality Assurance

Module 7: Keeping Accurate Records

Module 8: Empowering Non-Certified Renovators

As the day drew to a close, we culminated our learning adventure with a comprehensive review of all the modules, followed by a test that we all successfully passed.

Our instructor, Al Kleinberger, demonstrated years of expertise and skill in delivering this vital course, making it an enriching experience for all. Throughout the training, we engaged in hands-on activities, such as testing painted wood for lead and practicing the collection of paint samples to be sent to a lab for lead verification. We also gained essential knowledge about ensuring a safe working environment.



To conclude our training, we were provided with an array of valuable support materials, essential equipment, personal protective gear (PPE), cleaning tools, and various products. These resources served as a testament to the commitment of the course organizers in equipping us for success in lead paint safety practices.

In reflecting on this transformative experience, I wholeheartedly endorse this course to anyone interested in protecting lives and promoting safety. EPA Lead Paint Safety Training is not just informative; it is undeniably a life-saving opportunity that equips individuals with the knowledge and skills to ensure the well-being of themselves



and those they serve. Don't miss out on the chance to make a positive impact; enroll in this course today.

## Sponsors



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*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.*

## Sponsors



## FREE EPA LEAD TRAININGS

### November 2023 Training Schedule

**CLASS SIZE IS LIMITED—REGISTER TODAY—ALL TRAININGS ARE FREE**

Funding for RRP classes is provided by Albany County Department of Health, Montgomery County Department of Health, Rensselaer County Department of Health, and Schenectady County Public Health Services.



Effective April 22, 2010, workers performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must follow specific work practices to prevent lead contamination and must be certified. This federal EPA Renovation, Repair, and Painting (RRP) rule applies to contractors, painters, plumbers, carpenters, electricians, window replacers, roofers, and landlords.

Trainings to become EPA certified are offered by Cornell Cooperative Extension Albany County, an EPA accredited training provider. This course is approved for purposes of certification under Section 402 of Toxic Substances Control Act (TSCA) for the respective discipline.

Upon successful completion of the RRP Initial course including passing an exam at the end of the class, participants are EPA certified renovators. This certification is good for 5 years. Certified renovators must take a RRP Refresher course before their certification expires.

Failure to comply with EPA's RRP program requirements could result in penalties of up to \$37,500 per day per violation.

**Questions can be answered by:**

At 518-765-3529 [ark249@cornell.edu](mailto:ark249@cornell.edu)  
**PARTICIPANTS MUST PRE-REGISTER**

Please register online:

[https://go.cce.comell.edu/event\\_registration/main/events.cfm?dept=201](https://go.cce.comell.edu/event_registration/main/events.cfm?dept=201)

#### EPA Certified Renovator Initial (RRP I)

**November 9, 2023**

Center Brunswick Volunteer Fire Company  
 1045 Hoosick Rd., Troy, NY 12180  
 7:45 am—Registration/Light Breakfast  
 8:00 am – 5:00 pm—Training

**November 14, 2023**

The Stockade Inn  
 1 N. Church Street, Schenectady, NY 12305  
 7:45 am—Registration/Light Breakfast  
 8:00 am – 5:00 pm—Training

**November 16, 2023**

Steinmetz Homes  
 120 Emmons St., Schenectady, NY 12304  
 7:45 am—Registration/Light Breakfast  
 8:00 am - 5:00 pm—Training

**November 30, 2023**

The Riverfront Center  
 1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010  
 7:45 am—Registration/Light Breakfast  
 8:00 am - 5:00 pm—Training

#### EPA Certified Renovator Refresher (RRP R)

**November 28, 2023**

Steinmetz Homes  
 120 Emmons St., Schenectady, NY 12304  
 7:45 am—Registration/Light Breakfast  
 8:00 am - 12:00 pm—Training

New York State code officials successfully completing Cornell Cooperative Extension Albany County's 8-hour EPA RRP Initial training course will receive 8 hours of Professional Development Electives toward their 24 hours of annual in-service credit. (Individuals must sign in, complete all paperwork, have their picture taken, pass the exam, and sign out. All students must follow these procedures to receive in-service training credit for this class.)

**ALL RRP INITIAL TRAININGS INCLUDE: Continental Breakfast \* Lunch \* Refreshments \* Course Manuals & Materials**  
**ALL RRP REFRESHER TRAININGS INCLUDE: Continental Breakfast \* Refreshments \* Course Manuals & Materials**

Name: \_\_\_\_\_ (please choose) Class Date/Time: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Company or Organization: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Cornell Cooperative Extension | Albany County

24 Martin Road, Voorheesville, NY 12186

518-765-3500 • [www.ccealbany.com](http://www.ccealbany.com) • [www.facebook.com/ccealbany](https://www.facebook.com/ccealbany)

Cornell Cooperative Extension is an employer and educator recognized for valuing AA/EEO, Protected Veterans, and Individuals with Disabilities and provides equal program and employment opportunities.

Please contact the Cornell Cooperative Extension Albany County office if you have any special needs.

If you have a disability and are having trouble accessing information or need materials in an alternate format, contact [aa@cornell.edu](mailto:aa@cornell.edu) for assistance.

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

### G- 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.**

### H- 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.



# Secrets of Successful Landlords

Learn effective residential property management practices from the experts

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

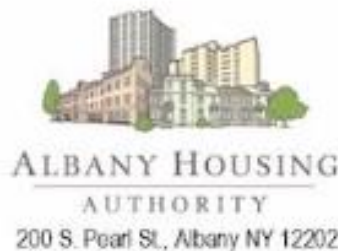


**Wednesday, November 29, 2023**  
**5:30 pm**

**Workshop will be held online.**

Register at [www.ahphome.org](http://www.ahphome.org) or call 518-434-1730 x 0 for this and other education programs. More info at [LMcneilly@AHPhome.org](mailto:LMcneilly@AHPhome.org). \$20 for resources.

Sponsored by:



Capital District Association of Rental Property Owners



**Alternatives to Displacement Inc.**  
255 Orange St, Albany  
(518) 868-1970