



NEWSLETTER

**CAPITAL DISTRICT ASSOCIATION OF
RENTAL PROPERTY OWNERS**



March 2024

Speaker: **Sean Daley,**
(MBA, CPA License, Licensed Real Estate
Salesperson, Rental Property Owner, Manages
19 Buildings equal to 65 Units)



Unlocking the Secrets of Real Estate Taxes

~ Landlords helping landlords ~

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A- Membership Hybrid Meeting: March 14, 2024

- Themes: **Unlocking the Secret of Real Estate Taxes – by Sean Daley**
- Location: Courtyard by Marriott in Albany 227 Wolf Rd, Albany, NY
- Zoom ID: **868 6749 7277** or <https://us06web.zoom.us/j/86867497277>
- Time: 7 PM-9 PM
- Contact: info@cdarpo.org
- Address: CDARPO, PO Box 8, Latham, NY 12110



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

Best regards,

CDARPO

B- Agenda:

6:30 PM - 7:00 PM: Registration

7:00 PM – 7:05 : Welcome

7:05 PM – Welcome the Speaker:



From grade school to college, Sean fell in love with the Capital Region and the opportunities it had to offer. After graduating from the Sage College of Albany and obtaining his MBA, he pursued a career in accounting where he received his CPA license. During this time and still today, Sean has developed a strong interest and passion for real estate. As an active CPA, Sean obtained his real estate license and has been able to apply his accounting and tax background to real estate. This experience has allowed him to really understand the benefits of real estate in addition to developing an investor mindset. Sean has just about touched all aspects of real estate such as, real estate sales, wholesaling, flipping and buy and hold investments. Sean currently owns and manages 19 buildings which equates to 65 units.

8:00 PM – 9:00 PM: Light refreshments, Q&A, and networking opportunity.

C- Last Meeting Photos



Speaker1:

Susan Cotner,

AHP Homeownership Center- Affordable Housing Partnership / Albany Community Land Trust



Speaker2:

Matthew J. Turner, P.C.

Attorney and Counselor at Law



D- CDARPO's Resource List

CDARPO now maintains a valuable list of contacts in the Capital District area, including contractors, handypersons, attorneys, insurance agents, real estate agents, and other professionals in the real estate sector. This resource is designed to assist members in streamlining their responsibilities as landlords. The list is readily available to all members upon request. However, it's important to note that while these contacts are provided for convenience, members are still expected to conduct their due diligence. Additionally, members are solely responsible for any contracts they enter into with these professional agents.

As we continue to receive feedback and identify reliable professional services in the area, we will update the list accordingly. Any professionals found to have a questionable reputation will be removed promptly to maintain the integrity of the resource.

Please don't hesitate to share any positive or negative experiences you've had with these professionals. Your feedback can help us all gauge the quality of their performance.

Furthermore, if any member knows of a professional who should be included in this list, please feel free to contact us with the information. Likewise, if you find yourself in need of a professional service not currently listed, don't hesitate to reach out. We're here to support our members in every aspect of their landlord journey.

Connect & Learn with CDARPO 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.

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E- Examining the Limitations of Good Cause Eviction Policies

By Fredo Watara

Good cause eviction" refers to a legal concept or policy that requires landlords to provide a valid reason, or "good cause," for evicting a tenant from rental property. This concept is often implemented through local ordinances or state laws to protect tenants from arbitrary or unjust evictions. However, a closer examination reveals significant drawbacks associated with these policies, impacting both landlords and tenants. Here, we delve into the cons of good cause eviction policies in a neutral light, presenting evidence to highlight the challenges faced by both parties.

1. Cons of Good Cause Eviction Policies:

a. Impaired Property Management:

Good cause eviction policies can hinder landlords' ability to manage their properties effectively. Landlords may face challenges in promptly addressing issues such as non-payment of rent, property damage, or disruptive behavior from tenants. This lack of control over property management can lead to deteriorating living conditions and reduced housing quality for all residents. For example, landlords may struggle to remove tenants causing disturbances or damaging the property, resulting in a negative impact on the living environment for other tenants.

b. Financial Burden on Landlords:

These policies impose a significant financial burden on landlords, particularly small-scale property owners or those with limited resources. Lengthy eviction processes and legal

proceedings can result in substantial financial losses for landlords, making it difficult to cover mortgage payments, property maintenance, and other expenses without rental income. This financial strain ultimately undermines the sustainability of rental properties and disincentivizes investment in affordable housing options. For instance, landlords may face foreclosure or bankruptcy due to prolonged eviction battles with non-paying tenants, potentially leading to housing instability for all tenants residing in the property.

c. Market Distortion and Reduced Housing Supply:

Good cause eviction policies may distort the rental housing market and diminish housing options for tenants. Landlords may become hesitant to rent out their properties or invest in new rental units due to the increased risks associated with tenant retention and eviction restrictions. Consequently, the supply of rental housing may decrease, leading to heightened competition among tenants, rising rental prices, and housing shortages in already strained markets. For instance, landlords may opt to convert rental properties into condominiums or short-term rentals to circumvent the regulatory burdens imposed by good cause eviction policies, exacerbating the housing crisis.

2. Conclusion:

While good cause eviction policies aim to protect tenant rights, their unintended consequences can adversely affect both landlords and tenants. By inhibiting landlords' ability to manage their properties effectively, imposing financial hardships, and distorting the rental housing market, these policies present significant challenges for all parties

involved. It is crucial to recognize these drawbacks and explore alternative approaches that strike a balance between tenant protection and landlord rights, ensuring a fair and sustainable rental housing landscape for all stakeholders.

F- Beware of Rental Scams: A Cautionary Tale from Albany

From a CDARPO's member

Over the weekend, a distressing incident unfolded for one property owner in Albany, serving as a stark reminder of the lurking dangers posed by rental scams. The ordeal began innocuously enough, with a property listed for rent through a management company. However, what followed was a harrowing sequence of events orchestrated by scammers, leaving the property owners and prospective tenants in a state of shock and bewilderment.



The tale of deception commenced when an individual, exploiting the anonymity of Craigslist, posed as a legitimate renter and leveraged a key obtained from a lockbox to gain unauthorized access to

the property. Once inside, the scammer brazenly changed all the locks, effectively barricading the true property owners from their own premises. In a cruel twist of fate, the scammer then preyed upon unsuspecting tenants-to-be, duping them out of a substantial sum of \$3,000 in cash under false pretenses.

The hapless property owners, unaware of the unfolding ruse, were left grappling with the aftermath of the scam. With the tenants scheduled to move in imminently, the owners found themselves in a precarious situation, devoid of any means to reach out to the victims or rectify the fraudulent transaction. Faced with a grave violation of their property rights and a looming sense of helplessness, they promptly took recourse to legal avenues by filing a police report and alerting the management company to the nefarious activities transpiring under their watch.

In a bid to mitigate the damage inflicted by the scammers, the property owners swiftly took action to safeguard their premises. They diligently changed all the locks, fortifying their property against any further incursions by the perpetrators. A visual testament to the audacious breach of security, a photograph depicting the vandalized locks serves as a grim reminder of the ordeal endured by the property owners at the hands of unscrupulous criminals.

A critical piece of information gleaned from the incident is the identification of the perpetrators' vehicle, adorned with a distinctive New Jersey license plate. This crucial detail serves as a valuable lead for law enforcement agencies in their pursuit of justice and serves as a

cautionary signal for others to remain vigilant against similar scams.

As the chilling saga unfolds, the property owners extend a heartfelt warning to their community, urging fellow residents to exercise vigilance and diligence when navigating the treacherous waters of property rentals. Their ordeal stands as a poignant reminder of the insidious threat posed by rental scams and underscores the imperative for enhanced security measures and heightened awareness among property owners and prospective tenants alike.

In the wake of this harrowing experience, the resilient property owners vow to remain steadfast in their pursuit of justice and remain undeterred in their commitment to safeguarding their property and the interests of their community. Their poignant narrative serves as a clarion call for collective vigilance and solidarity in the face of adversity, encapsulating the indomitable spirit of resilience that defines the human experience in the face of adversity.



G- Dryer, exhaust fan and refrigerator coil maintenance ... oh my!

Often Overlooked but Important Maintenance, by Mo Kafka CDARPO member

Here are a few housekeeping items that can help prevent home fires, reduce utility cost, increase efficiency and lifespan of appliances and keep the air indoors cleaner.



Clothes dryers are a leading cause of fires. Usually, the problem is the highly flammable lint clogging the internal workings of the dryer or exhaust duct. Even if you clean the lint screen diligently it still builds up further within. The first photo shows inside of a dryer exhaust duct that hasn't been cleaned in about five years. All this build up also makes it hard for the dryer blower to exhaust the moist air. It thus takes much longer to complete drying clothes and wastes time and energy. Clean the entire duct annually by taking it apart, bringing it outdoors, spray with a garden hose and then scrub as needed. If it can't be disassembled use a shop vac, then a wire brush made to fit a 4" diameter duct and finally wear gloves,

reach in and scrub it clean. Spray flexible ducting outdoors with a hose from both ends until clean. If you have flimsy vinyl or foil duct replace it with rigid aluminum duct or use only the heaviest duty aluminum expanding duct made for dryers, which is harder to work with but safer.



At least annually have someone who knows about clothes dryers disconnect it from the power source and carefully disassemble it to thoroughly vacuum out and wipe clean all the internal components including the motor and turbine. Make certain fabric softener residue is washed off of all surfaces. Wash the lint screen gently with soap and water periodically so any residue from

fabric softener is removed. These nearly invisible residues can clog the screen and render the dryer less efficient. What you can see in the above images is first what it looks like when a typical under the door lint screen area is opened up and second is lint pulled out from just behind the exterior louver simply by reaching in with gloved hands and cleaning.

Assure whomever installs or uses a clothes dryer does so safely and has it cleaned annually. Vigilance is crucial to keeping safe from fire, including gas or electric hazards from improper installation. Gas dryers must be vented to the outside following code. Where dryers receive heavy use such as multiple residents sharing a common laundry the cleaning and service must be done at more frequent intervals.



Kitchen and bath exhaust fans are essential to reducing moisture problems in a house. They also could be a potential source of a fire if they aren't maintained. The motor may overheat or debris or grease in the fan or exhaust line could catch fire. The photo above shows a bath fan caked with lint. Bath fans usually can

be unplugged once the grill is removed and can detach from their housing for service by someone reasonably handy. First make sure power is disconnected and carefully take out the motor and blade assembly. Vacuum lint & debris off and use a mild household cleaner or soap and water to wipe down dirty parts. Wearing gloves carefully reach into the visible duct if possible to get it clean. If it is accessible, such as when it runs exposed in an attic you may be able to take the ducting apart to clean each section and put it back together in the same ways suggested for dryer ducts. Make certain you label the individual sections of ducts to assure they are reassembled in the proper order. Check that the built in damper flap where the fan housing connects to the duct opens and closes smoothly. This is important so it remains shut when the fan is off and reduces the possibility of vermin entering or conditioned air exiting. Clean the exterior vent louvers and make sure the flaps operate smoothly. If this is out of safe reach arrange to have it done when gutter or roof maintenance occurs. If a fan just vents into an attic or wall without going directly outside it can create a variety of problems including making the cavity too moist and causing mold or decay. Have someone competently vent it to outside. Examine the fan assembly itself while out. If it is old and has an oil port on the motor add three drops of household oil suitable for fans. If there is no port you may neatly apply a bit of lubricant of a type that does not become sticky or attract dirt to the motor shaft or any parts that might rub. Spin the blades or turbine by hand; if they don't spin freely and easy further service or replacement is needed. On kitchen fans clean or replace the metal framed filter inserts. Aluminum filters can go in

the dishwasher or soak in ammonia in a sealed container overnight then rinsed. Dry the fan unit and reassemble snugly and it should work efficiently and quietly. If a fan burns out or is worn sometimes you can find a 'plug and play' replacement for just the fan part itself from a hardware store or on line, by name and model or bringing the removable portion with you to the store to match.



The image above (bonus point if you identified it) is a dust and lint caked coil on the bottom of a late model refrigerator. The image below is after cleaning.



Before the coils were completely obscured. These coils are essential to the function of the refrigerator. If they are blocked or filthy the unit will waste energy and performance will be reduced, possibly causing food to spoil during hot weather. Roll out the refrigerator, unplug it and remove the bottom grill in front and cardboard panel at bottom back (if it has these). Use a soft paint brush or special cleaning brush to loosen dirt. Vacuum with a crevice attachment taking care to not bang or damage coils or tubes. Next dampen an old towel and have a partner hold it over the opening in back. Put the hose on the blower end of the vacuum or optimally use a compressor and blow the dirt from the front of the unit out of the coils towards the towel. This will make a mess but the wet towel should help contain it. Then hold the wet towel in front and blow the coils from behind. Use a damp cloth to gently wipe off any fan blades, drip trays or other accessible surfaces that might be dusty or dirty. Clean the front grill and back cover, reinstall, clean floors and walls in the alcove and roll back into place. Caution! If you have tipped a refrigerator over do not turn it back on for several hours. Always check that the refrigerator and freezer doors are well aligned, close easily and fully and their flexible gaskets are clean and seal well. Plug it in and confirm it is working. Some refrigerators are completely sealed units nowadays so if you don't see any coils just focus on keeping the cabinet clean.

For more, please visit the website:

oldhouserresource.wordpress.com/

H- Sponsors



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If you are a CDARPO member and have not yet completed the form on the following page (page 12), please do so and return it to Lisa Benware. It is essential for us to know the location of your properties, whether it's in a town or city, to effectively serve you when new policies arise in your area.



“Landlords Helping Landlords”

Eligibility Any person over 18 years of age who agrees to abide by CDARPO’s By-Laws, adopts its Code of Ethics and is engaged in owning and/or managing rental property, or does business with those so involved, is eligible for membership. Spouses and domestic partners of members may attend general meetings free of charge but are not entitled to vote. Businesses and other organizations may apply for membership and must appoint a voting individual. CDARPO is an equal opportunity organization.

Application for Membership

I am over 18 years of age and agree to abide by CDARPO’s By-Laws and Code of Ethics. I am engaged in owning and/or managing rental property or I do business with those so involved. (Included are persons that are seriously endeavoring to become an owner or property manager of rental property.) Initials: _____

Annual Fee \$75.00 Is there another member who referred you? _____

Your Name: _____ **Partner (non-voting)** _____

E-mail: _____ **Cell:** _____ **Alt#:** _____

Mailing Address: _____ **Bus Affil:** _____

___ **Yes** ___ **No** May we share your name, e-mail address, and telephone with other members?

---- **Yes** ___ **No** Can we auto-deduct your payment at next year’s renewal?

What is your affiliation with the Rental Industry (Please circle all that apply): (Do-it-all) (Owner) (Full-time Operator) (Property Manager) (Investor) (Finance) (Supply) (Contractor) (Construction) (Repair) Other: specify _____

Circle number of units owned or managed: 0 1-5 6-10 11-20 21-40 41-70 71-100 100+

What type of property are you active with. Please Circle all that apply: (Single Family) (Luxury Apts) (Market Rate Apts) (Student Housing) (Affordable Housing) (Senior Housing) (Rooms) (Extended Stay) (Owner-Occupied) Other (describe) _____

Your properties are located in what cities, towns, or county authority (please indicate how many units in each):

#	City/Town	Nbr	#	City/Town	Nbr
1			4		
2			5		
3			6		

CDARPO is an organization of volunteers that succeeds by members helping members. In which of these fields will you be able to help the organization? Reference more info in By-Laws (Circle all that apply)

- >Legislative Liaison (go to meetings and report back)
- >Membership (various, meeting & resource table)
- >Newsletter Contributor
- >Information Technology—Website, meetings
- >Other—how do you think you can contribute: _____
- >Schedule Meeting Speakers
- >Education --various
- >Public and Press Relations
- >Social Media

Capital District Association of Rental Property Owners, PO Box 8, Latham, NY 12110 email: info@cdrpo.org



FREE EPA LEAD TRAININGS

March 2024 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, childcare 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.

PARTICIPANTS MUST PRE-REGISTER

Register online:

https://pub.cce.cornell.edu/event_registration/main/events.cfm?dept=201

Fax: 518-765-2490

Or call:

Al 518-765-3529 | ark249@cornell.edu

Nick 838-202-0742 | neb87@cornell.edu

Diane 518-765-3512 | dfp46@cornell.edu

ALL RRP INITIAL TRAININGS INCLUDE:

Continental Breakfast, Lunch, Refreshments, and Course Manuals & Materials

ALL RRP REFRESHER TRAININGS INCLUDE:

Continental Breakfast, Refreshments, and Course Manuals & Materials

EPA Certified Renovator Initial (RRP I)

March 7, 2024

Center Brunswick Volunteer Fire Company
1045 Hoosick Rd., Troy, NY 12180

7:45 am—Registration/Light Breakfast
8:00 am – 5:00 pm—Training

March 14, 2024

The Riverfront Center
1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010
(parking available behind building)

7:45 am—Registration/Light Breakfast
8:00 am - 5:00 pm—Training

March 22, 2024

Albany Community Development Agency
200 Henry Johnson Blvd., 2nd Floor, Albany, NY 12210
(parking available behind building)

7:45 am—Registration/Light Breakfast
8:00 am - 5:00 pm—Training

March 26, 2024

The Riverfront Center
1250 Riverfront Ctr., Rm 1190, Amsterdam, NY 12010

7:45 am—Registration/Light Breakfast
8:00 am - 5:00 pm—Training

March 28, 2024

The SEAT Center
120 South Church St., Schenectady, NY 12305

7:45 am—Registration/Light Breakfast
8:00 am - 5:00 pm—Training

EPA Certified Renovator Refresher (RRP R)

March 12, 2024

CCE Albany County
24 Martin Rd., Voorheesville, NY 12186

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.)

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

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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 albany@cornell.edu for assistance.