

NEWSLETTER



CAPITAL DISTRICT ASSOCIATION OF RENTAL PROPERTY OWNERS

Membership Hybrid Meeting: September 12, 2024

Special guest :



SHAWN MOODIE.

Founder and President of Moodie Bluez Consulting, an MWBE certified credit services practice, focused on helping people repair, improve or maximize their credit.

SOME PHOTOS OF THE LAKE GEORGE CRUISE & LUNCHEON EVENT



Next Month Meetings:

October : Rental Occupancy Permits with Valerie Scott, Deputy Director, Buildings & Regulatory Compliance, City of Albany

November : Fair Housing with Amanda Ahrens, Fair Housing Officer, Housing & Community Development, City of Albany

Table of Contents

Page 2 **A-** Membership Hybrid Meeting: September 12, 2024
Page 3 **B-** Agenda
Page 4 **C-** Lake George Cruise & Luncheon Photo
Page 5 **D-** Strengthening Our Community Together
Page 5 **E-** DIY Split Air Conditioner: A Cost-Effective Solution for Your Home?
Page 6- 7 **F-** Sponsors
Page 8 **G-** Homebuyer Education Classes and Landlord Training Programs
Page 9 Flyer: Free EPA Lead Trainings

A- Membership Hybrid Meeting: September 12, 2024

Speaker : **Shawn Moodie.**
Theme: **Strategies for Real Estate Investors**
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 Tel : (518)- 412- 2776
Address: 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 - 7:05 PM: Registration

7:05 PM – 7:45 Speaker :

Shawn Moodie.



Shawn Moodie is the founder and President of Moodie Bluez Consulting, an MWBE certified credit services practice, focused on helping people repair, improve or maximize their credit. Founded in

2013, Shawn and Moodie Bluez have helped hundreds of people not only maximize their credit scores, but also achieve their financial goals, including homeownership, business funding and real estate investing. Mr. Moodie also founded CBM Business Solutions in 2018 to help entrepreneurs establish and build business credit, as well as get access to funding. Shawn is passionate about financial literacy and enjoys helping people who may have experienced life events such as divorce, bankruptcy, medical emergency, or job loss.

Mr. Moodie's long career with Bank of America as a senior leader and team manager gave him the perspective necessary to appreciate the needs and credit challenges of his clients. With an additional decade of experience with companies such as Kay-Bee Toys and national companies such as Mosaic Sales

Solutions, he also developed the marketing and sales skills necessary to build his current practice. Mr. Moodie has also developed key strategic partnerships, many in the real estate, mortgage and financial services industries to ensure he can offer holistic solutions to his clients. This has resulted in helping hundreds of clients.

Mr. Moodie purchased his first multifamily home in 2006 and oversaw a \$100k+ rehab and addition. The property has generated over \$180K in rental income to date and counting.

In August of 2019, Mr. Moodie entered into a joint real estate venture, Moodie Bros LLC with his brother, Maurice Moodie. They subsequently purchased a 4-unit commercial building in the heart of downtown Albany in December 2019. They oversaw a major rehab of over \$90k on the property in 2020. The building has 2 units fully rented, one currently listed for rent, and the last scheduled to be fully rehabbed by January 2022.

Mr. Moodie served on the Board of Directors of Big Brothers/Big Sisters of the Capital Region for 5 years and is currently a member of the Capital Region Chamber and Capital Region Black Chamber of Commerce.

A New York State native, originally from Long Island, Mr. Moodie resides in Albany NY with his wife and son, Cristian Blake.

7:45PM – 8:00PM Networking

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.

C- Lake George Cruise & Luncheon Photos



D- Strengthening Our Community Together

CDARPO thrives on the active participation of its members. As a rental property owner in the Capital District, your involvement is essential to our collective success. Whether you attend meetings, volunteer for committees, or engage in advocacy, your contributions help CDARPO provide valuable resources, education, and a stronger voice for landlords.

There are many ways to get involved: attend monthly events, share your expertise with fellow landlords, or mentor new members. By staying active, you not only gain knowledge and skills to improve your own rental business, but you also help build a more supportive and engaged community.

The more members participate, the stronger CDARPO becomes, enabling us to advocate more effectively for fair housing policies and provide better services to property owners. Join us in shaping the future of rental property ownership in the Capital District!

E- DIY Split Air Conditioner: A Cost-Effective Solution for Your Home?

By Roland Loundou

Working from home has become increasingly common, and like many, I've adapted my space to fit this new reality. My office is in the attic, a space notorious for its extreme temperatures, making it less than ideal for work. Installing a centralized air conditioning system would have been prohibitively expensive, and a window unit wasn't an option due to the lack of suitable windows. After weighing my options, I decided to go

with a split air conditioner.



The challenge with split air conditioners, however, is that the standard length of the cords and pipes is about 25 feet. I needed around 60 feet to connect my attic unit to the compressor outside. I contacted several HVAC companies for estimates, which ranged from \$8,000 to \$15,000, with labor alone accounting for about \$4,000.



Determined to find a more cost-effective solution, I researched DIY Split Air Conditioner systems. I discovered that these systems are relatively easy to install if you have the basic tools. After contacting a manufacturer and providing them with the dimensions of my attic, they recommended the appropriate system. I opted for an oversized 27,000 BTU unit, complete with cool, heat, and dry modes, controlled via Wi-

Fi, and installed two indoor units, one in each room.



By installing the split air conditioner system myself, I saved over \$4,000. Beyond the

savings, I gained valuable knowledge and acquired tools that will be useful for future projects. The best part is that my attic is now a comfortable, temperature-controlled space where I can work productively.

Since completing the installation, I've been motivated to further transform my attic into a livable space, which will undoubtedly add value to my property. I highly recommend considering a DIY Split Air Conditioner for those in similar situations. In fact, I'm already planning to install another unit on the second floor next summer.

F- Sponsors



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If you are a CDARPO member and have not yet completed the form on the following page (page 10), please do so and return it to Lisa Benware at a meeting or mail to PO Box. 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.

G- Homebuyer Education Classes and Landlord Training Programs



Money Strategies: Budgeting to Abundance

6:00 PM – 7:00 PM
Google Calendar · ICS

Cost: FREE

Online. This money management course is for those who've been feeling restricted with their spending and having a difficult time creating a spending plan they can stick with. This will help you: Feel confident and in control of your finances, Manage your money and live within your means, Avoid being unprepared for expenses, See it is possible to have everything you want in life, without going into debt, and finally Create a plan that you can stick with and works for you.

[REGISTER HERE](#)

[VIEW EVENT →](#)



Money Strategies: 5 Simple Ways to Increase Cash Flow

6:00 PM – 7:00 PM
Google Calendar · ICS

Cost: FREE

Online. This course helps you learn how to increase your cash flow so you can pay off debt, save, and invest, while not working any additional hours in your job or business. If any wealthy person was told they were losing money, they would put a stop to it immediately. You should want to do the same!

[REGISTER HERE](#)

[VIEW EVENT →](#)

Go to <https://ahphome.org/calendar>



FREE EPA LEAD TRAININGS

September 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 installers, roofers, public property maintenance professionals and multi-family property owners.

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 contact:

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)

7:45 am—Registration/Light Breakfast

8:00 am - 5:00 pm—Training

September 5, 2024

The Riverfront Center

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

September 10, 2024

Center Brunswick Volunteer Fire Company

1045 Hoosick Rd., Troy, NY 12180

September 13, 2024

The Riverfront Center

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

September 17, 2024

The Riverfront Center

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

September 24, 2024

The Riverfront Center

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

EPA Certified Renovator Refresher (RRP R)

7:45 am—Registration/Light Breakfast

8:00 am - 12:00 pm—Training

September 19, 2024

The Riverfront Center

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

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.



“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

Signature _____ **Date** ____/____/____