



Newsletter

June 2017

CDARPO Members Preserving the Neighborhood
(See story on p. 6)



Pictured: Marshall Miller, Dorian Solot, Bob McRae, Carol McRae

Please submit your photos and descriptions to Ray Koloski
(rayhats@gmail.com)

CDARPO

Capital District Association of Rental Property Owners

Next Meeting **Thursday, June 8**

@Best Western plus Franklin Square Inn (Across From Dinosaur BBQ)

Featured Speakers:

Danny Wheeler
COO of ATSCO Products

Lindy Sanford
Communications Coordinator at Habitat for Humanity ReStore
(Details on Page 4)

Speak-Up

**Networking around the
Refreshment and Resource Tables**

Advice to the Houselorn



By Mac Mowbray

This is the last issue of "Houselorn" (and the newsletter) for the season. We will resume in September.

At risk of sounding like a broken record, (to you under 30 types, that's vinyl recordings that sometimes repeat when worn out), I MUST remind you to Check Your Roof Drains!! I have had a half dozen calls about clogged roof drains. When ever we have wind, debris from trees and shrubs blows up on roofs. You don't have to have a tree near your house to have this problem. Biggest offender: those little helicopter things that carry the maple tree seeds. When the drain is clogged the water backs up and eventually gets inside and spoils the paint, plaster and sheetrock. When you do your repairs you will have to use an alcohol-based primer to prevent water stains from bleeding through the new paint.

A new trend. A number of landlords have been getting requests and some complaints about the products they use around the properties. For instance, harsh (but effective) chemicals used to kill pests, clean drains and sanitize kitchen and baths. The first one I got was from a landlord whose tenant complained about the smell of the drain cleaner. (She pours used cooking oil down the drain!!) My advice to him (other than to give her a piece of his mind) was to use the old homestyle remedy first, and when that does not work on the oil, tell her unless she stops doing pouring oil down the drain, you will have to use the harsh chemicals. Here's the homemade remedy: Take 1½ cup of baking soda, mix with ½ cup of vinegar, let it fizz, pour it down the drain, wait a little while, then flush with 6 cups of hot water.

Here's the home style solution for carpet stains: Mix 1 cup baking soda, 1 cup salt, and 1 cup of white vinegar. Apply to stain, let dry and then vacuum up. These remedies cost less than commercial chemicals. Another carpet stain tip. Take a clean terry cloth rag, saturate it with ammonia (use rubber gloves), and rub the stain briskly. Let dry, repeat if necessary.

Here are a few more uses for baking soda: To clean marble, stainless steel, and glass flat-top electric stoves: mix 3 tablespoons of baking soda with a quart of water, wipe the surface and rinse with clean water. You can also scrub shower curtains. (Mac's tip: Throw them out or use for paint drop cloths and buy new ones.) The last little tip. If you are prepping an apartment for repainting and you have no spackle or joint compound left, you can mix baking soda with a little white toothpaste, make a stiff paste, let dry. Note: this is only good for SMALL holes.

Troy has a toilet problem: I have just acquired a newer fourplex. The tenants are all single working people. However, they all always complain that their toilets clog up frequently. I have owned property before, so I asked all the questions about flushing the wrong stuff down the toilet, but none of them admit to doing it. Since it was all of them, I tend to believe them. I asked if they had the same problem under the previous owner and they said yes they did. His solution was to buy them all plungers! Anyway, they pay good rent and I would not like to lose any of them.

Mac says: Depending on when the building was constructed, they may have installed the early models of low-flush toilets. These toilets had a rather small exit hole. Since they used less water, this was one way to get them to function. They can't handle much of a load. I would pull one of those toilets and see if the exit hole is small. If it is, I would replace all the toilets. The new low-flush toilets are of a better design and will do the job.

Even though there will be no CDARPO newsletter for July and August, I will be happy to answer your questions about your buildings. Call 463-4310.

See you in September.

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Architectural Mold Restoration

By Andrea Daley

Mold Making

In the world of Architecture Elements

There are many decorative, detailed art works, along with plain sections of moldings that may be missing. With the right materials and knowledge, these parts can easily be duplicated and returned to its aesthetic beauty.



Above is a column that was missing its parts. Duplicating one section at a time it was restored back to its original shape.



The pictures above are three examples of where mold making process is used.

- To the left is part of a frame. One corner was used to copy the flower design.
- The middle shows the upper right corner missing part of the molding of a door frame
- The picture to the right are pieces of rope trim that was duplicated along with the decorative knots that were missing.

Products used:

Smooth On [A two part Silicon Mold material](https://www.smooth-on.com/) <https://www.smooth-on.com/>

Search for Equinox 38 or 40 All instructions are on site.

Apoxie Sculpt <https://www.avesstudio.com> Two part, fill-in putty that hardens like stone.

Bondo - Automotive Filler Can be purchased at most hardware or auto stores

For more information: Restoration Specialists, Andrea Daley 518-470-7369

Featured Speakers

Danny Wheeler and Lindy Sanford

Danny J. Wheeler

Co-Owner ATSCO Products

Danny Wheeler will talk about effective and efficient cleaning and restoration of apartments during a tenant turnover, describing the best practices for eliminating pet and smoke odors, removing carpet stains and restoring tile and grout.

ATSCO Products is a distributor of cleaning and restoration supplies, chemicals and equipment. Danny became an owner of the company in 2013 and has over 30 years of experience as both a business operator and as an advisor to Capitol District business owners. He is a serial entrepreneur, a graduate of The Doane Stuart School and Cornell University, and a CPA. He currently serves or has served in leadership & advisory roles to numerous not-for-profits, professional organizations, and community groups.

Lindy Sanford

Communications Coordinator at Habitat for Humanity



May Speaker Recap

By Lisa Benware

At the May 11 member meeting, **Glenn Lunde, vice president and mortgage officer at the Community Preservation Corporation (CPC)** introduced its functions and the types of financing that they offer. The CPC is a non-profit commercial mortgage lender operating since the 1970s to help banks provide capital to fund investments in revitalization. CPC is headquartered in New York City but has offices upstate, including in Albany, and lends all over the state.

The CPC does rehabilitation and, in certain circumstances, new construction financing, as well as permanent financing. Their focus is on revitalization projects—multifamily investment properties only. They finance as few as 4 units and projects of up to \$15 million. Buildings need to be close but not necessarily contiguous. Two present projects that Glenn is involved with are an old factory conversion and a 4-rowhouse rehabilitation.

CPC is not a bank, so terms and rates are dictated by the permanent funding, which could be through various organizations and include Freddie Mac and pension funds and may or may not be securitized. They do fixed-rate lending with non-recourse on the permanent period. They may also consider a take-out of other permanent financing on a balloon maturity.

For construction loans, the borrower should first prepare the costs of the project, hard and soft costs including interest during construction and contingency of 10% of hard costs, and income projections once stabilized, including a reasonable vacancy rate and expenses.

Glenn also mentioned flexibility dealing with factors, such as low income and tax credits.

Contact Glenn P. Lunde at glunde@communitycp.com or 518-649-9097.

Tiffany Windows Guided Tour

We have a unique opportunity for a guided tour of St Paul's Church in Troy. **Come early for our June 8 meeting and we will carpool to the church. We will meet at the Best Western parking lot at 5:45 PM.** We will also learn about other Tiffany windows that you can view on your own.

Built in 1827, St. Paul's Episcopal Church was updated in 1894 when the Tiffany Company raised the roof and gutted and redesigned the worship space. The entire interior of St. Paul's is a spectacular example of Tiffany design.

Not just the windows: chandeliers, glass mosaics, tile work, glass jeweled altar rail, baptistry of wood and plaster filigree, decorative stenciling of ceiling, walls and organ pipes, pews, as well as most of the stunning windows. St. Paul's is one of only a handful of complete Tiffany interiors.

Call me at 518-588-6588 or email rayhats@gmail.com by June 6 to ensure your place. The cost is \$10.00 per person. Hope to see you there! All are welcome and DO NOT forget your camera!

—Ray Koloski

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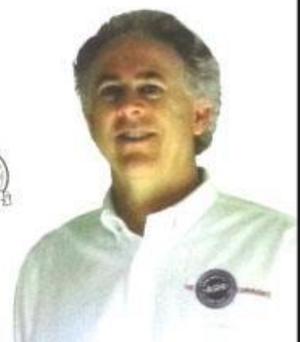


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FREE EPA LEAD TRAININGS

June 2017

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

Funding for RRP classes is provided by Albany 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:

Alex at 518-765-3529/ARK249@cornell.edu OR

Nancy at 518-765-3521/NKL1@cornell.edu

PARTICIPANTS MUST PRE-REGISTER

Please register online:

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

EPA Certified Renovator Initial (RRP I)

June 20, 2017

CEO JLB Community Resource Center
2328 Fifth Avenue
Troy, NY 12180

7:45 am registration/breakfast
8:00 am - 4:30 pm training

June 27, 2017

Albany Community Development Agency
200 Henry Johnson Blvd.
Albany, NY 12210

7:45 am registration/breakfast
8:00 am - 4:30 pm training

EPA Certified Renovator Refresher (RRP R)

June 16, 2017

CEO JLB Community Resource Center
2328 Fifth Avenue
Troy, NY 12180

7:45 am registration/breakfast
8:00 am - Noon training

June 23, 2017

Steinmetz Homes Community Room
120 Emmons Street
Schenectady, NY 12304

7:45 am registration/breakfast
8:00 am - Noon training

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

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: _____

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Keeping It in CDARPO

By Marshall Miller and Bob McRae

Marshall Miller writes: “Like many of you, I’ve benefited from Bob McRae’s wisdom about the art and business of being a landlord. I’ve also had the privilege of living across the street from his rental property for the past 14 years. Bob is as much a fixture in our neighborhood—if not more so—than most neighborhood residents. His sage presence can be seen on the street in front of his building, where he is friends with many; on our neighborhood’s email lists; and, of course, at neighborhood meetings. We’ll miss him!

“Bob mentioned to me two years ago that he was considering selling when he retired to South Carolina in 2017, and we agreed to stay in touch as the date drew near.

“Well, time flies, and we closed on May 22 (pictured on front page). As Dorian and I move forward to the next stage of our landlording journey, and Bob retires from his, I really appreciate not only how much we’ve learned from him, but also how much he, and I, have learned from all of you. Thanks, Bob! Thanks all! CDARPO rocks!”

Bob McRea says that the transfer of his property to Marshall is “an example of how two fellow members and neighbors came together to secure the continuity of a good rental property in their neighborhood. One CDARPO landlord hands off his property to another CDARPO landlord, instead of an unknown, perhaps absentee buyer. This is neighborhood preservation at its core.”

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We are the Capital District Association of Rental Property Owners

**CDARPO members represent the entire Capital District –
Albany, Rensselaer, Troy, Saratoga, and Schenectady counties.**

Please join us!

Dues are \$45 emailed newsletter or \$50 snailmail newsletter.

Already a member? Renew your CDARPO membership for 2017.

Find our membership form on-line at www.cdarpo.org.

Know of a prospective member or a landlord who needs help? With their permission, send their e-mail or address to membership@cdarpo.org or call (518) 433-7377. We will send them newsletters and information.

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½ Page	\$ 300	\$ 500	\$ 800

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¼ Page	\$ 120	\$ 225	\$ 345
½ Page	\$ 225	\$ 375	\$ 600

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CDARPO NEWS is published by the
Capital District Association of Rental Property Owners.

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See us at:

www.cdarpo.org

CDARPO

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CDARPO can help.

We offer 10 newsletters each year, general meetings with professional speakers, and members with years of experience.

Next Meeting Thursday, June 8

*The Best Western Plus Franklin Square Inn
(Across from Dinosaur BBQ)*

*Troy, NY
7:00 pm – 9:00 pm*

**One 4th Street
Troy, NY 12180**



**Meetings are held on the 2nd Thursday of each month
September – June.**

CDARPO NEWS is published by the Capital District Association of Rental Property Owners.