

The Park West Tenant

Volume 7, Number 6

The Newsletter of the Park West Village Tenant's Association

Nov./Dec. 1982

Tenant Opinions Sought

by Lois-Anne Hoffmann and Sally Armstrong

At the Executive Board meeting on October 28, the President asked us to submit to the Board items that should be included in our agenda.

We decided the best way to determine what was of most concern to the tenants of Park West Village was to ask for suggestions from the various building representatives, as well as from the tenants themselves. We notified each building when we would be in the buildings so that the tenants could stop by and talk with us.

There was a very good response, with a lot of input from the tenants in all buildings. We appreciate your taking the time to stop and talk with us.

There were many areas of concern, and a full report has been turned over to the Executive Board. However, there were several issues that were mentioned most by all tenants in all buildings, and these are the items we have recommended the Executive Board include in its agenda.

1. *Vacant Apartments:* The concern over vacant apartments is twofold. In some buildings, people are gravely concerned about warehousing. In all buildings, and especially those buildings with fewer vacancies, tenants want to know why, if apartments are available, they cannot get a larger apartment or why their friends or relatives cannot get apartments in Park West Village.

2. *Security:* This is still a very strong issue in the complex. We were in 372 just a few days after an attempted assault and the tenants are very concerned. They are most grateful to the people that participate in the Tenants' Watch in this building and would like to have more volunteers. The Tenants' Watches in all

buildings where there are Watches received very high praise. However, the general feeling is that we need more protection in all buildings.

3. *Maintenance:* We received many complaints in all buildings regarding peeling paint and dim lighting in the hallways. Two buildings have serious problems with mice.

The Executive Board will be acting on these major matters of concern, as well as other issues affecting the residents of Park West Village.

One of the complaints made by tenants in all buildings does not involve action by the Board. There were a lot of comments about inconsiderate neighbors. People are disturbed by unnecessary slamming of doors and noise late into the night. Tenants are especially concerned about their neighbors who are careless with trash and garbage in the incinerator rooms. The maintenance staff cleans the incinerator rooms several times a day, but this is not sufficient to combat the problems caused by people leaving piles of trash and open sacks of garbage in the incinerator rooms. This contributes to vermin problems and there is no excuse for it.

Let's all work together for a better sense of community and consideration for our neighbors. This will improve the quality of life for all of us.

* * * * *

We received many expressions of thanks to the Tenants Association for the work it has done and continues to do for the members of the Association.

On behalf of the entire Executive Board, thank you for your appreciation and continued support.

POSTAL SERVICE

Many feel postal service is poor. Unfortunately complaints to the post office may only compound the problem. Time spent by postal employees explaining and justifying their performance only reduces efficiency further.

There are some constructive moves in another direction which we can take.

The list of occupants of apartments posted by management is inaccurate and incomplete. Check it. Ask management to correct and complete the list.

Names are missing from mailboxes. Supply them.

Notify all correspondents and publishers to include your apartment number in your address. This is a responsibility of tenants.

Get rid of "junk" mail which clogs the system. Send a 13¢ postal card to the sender to remove your name from their mailing list.

Our mailmen need our help to serve us better.

Excessive Appliance Charges

Air Conditioners

Many tenants upon renewing their leases have been hit with a doubling of their monthly air conditioner charges from \$5.00 to \$10.00 per unit. In response to her call to the CAB, PWVTA President Sowande was informed that any increases on air conditioners are not to exceed the rent guidelines percentages.

What should a tenant do when confronted with a 100% increase on air conditioners? File a complaint with the CAB and give a copy to one of your Building Representatives or to the Legal Committee directly.

If you are a new tenant and are charged \$10.00 for an air conditioner, you should do the same as a tenant renewing a lease. It is likely that a previous tenant had an air conditioner. You have a legal right to see previous leases. Even if there was no air conditioner in the apartment previously, the landlord is bound by the \$5.00 charge, plus the guideline
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Emergency Pantry for the Truly Poor

During this period of holiday cheer, we must not forget those who will not be having happy holidays. It is heart-rending for parents to hear their children say they are hungry when the parent knows that food, money and food stamps are exhausted. They have fallen through the "safety net."

Something is being done. The Second Presbyterian Church, Trinity Evangelical Lutheran Church, Holy Name Church, Advent Lutheran Church and Temple Anshe Chesed have joined together to supply a pantry for hungry families without resources. The pantry has been in existence for six years. John Backe of the Trinity Lutheran Church on 100th Street between Amsterdam and Columbus provides space for the pantry and administers its use.

Persons in need are referred by the five sponsors, the Food Hotline, St.
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Report from the President

The Ryan Health Center: Mr. Arnold Braithwaite, Chairperson of the Board of the Ryan Health Center attended the early part of the November meeting of the Executive Board. Ryan Center staff have been meeting with community groups for some time in order to explain the proposed move of the center from its present location to site 4, the lot located on Columbia Avenue between 97th and 96th Streets. The Executive Board was informed by Mr. Braithwaite that the center is in need of space so that it can continue offering the health care facilities needed by the community. The move would be into the first floor and basement of a fair market rental building scheduled to be built on site 4. Board members raised several issues with Mr. Braithwaite, lodged some complaints and concerns about the nature of the health center, and asked very specific questions about future plans for the center and the possible impact of the center on the community should its physical location be changed. After a long and thorough discussion, the Executive Board voted to support the Ryan Health Center in its wish to relocate. I was instructed by the Board to write Mr. Braithwaite informing him of the vote of support.

The Hotline: PLEASE do not call the hotline and leave messages requesting to be called during morning hours. I am simply unable to return calls from work during the day. PLEASE remember to leave your telephone number. PLEASE make the date part of your message.

The Ryan Health Center

The William F. Ryan Community Health Center is located at 160 West 100th Street, just across the street from the 24th Precinct. It has been in operation since 1967 and provides primary health care for infants, adolescents, and adults. Specialists in several areas of medicine, for example dermatology and neurology, are available at the Center several days a week. There is a comprehensive mental health program for individuals and families, and the staff, as part of an outreach program, provides health care to three neighborhood senior citizens centers.

Excessive Appliance Charges

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increases. This is the Legal Committee's understanding on the regulation.

Equipment Replacement

New tenants may not be charged for new appliances unless the tenant agrees to the charges in writing. The charge is 1/40th of the cost of the equipment per month, which becomes part of the base rent from then on, not just for forty months.

"Old" tenants, those who are not renting the apartment for the first time, have the legal right to adequate and workable equipment. Therefore, if appliances simply wear out or quit functioning, then management is required to repair or replace them at *no charge to the tenant*. The replacement may or may not be new, but it must be adequate and workable. *Only* if the tenant wishes new equipment and agrees to pay for it may management charge for it by adding 1/40th of the cost to the monthly rent from here to eternity.

If management attempts to charge you without your consent for either new or replacement equipment, you may refuse

In addition to ambulatory health care, the Center offers home visits by nurse practitioners and doctors for those who are unable to travel to the Center. Ambulettes are made available to those who need transportation to either the Center or to St. Luke's-Roosevelt Hospital Center.

The Ryan Health Center offers preventive health care. There is a variety of school health programs: dental education, nutrition education, sex education and family planning, and there are counselling services for adolescents.

to pay the charge. If management persists in billing you, file a complaint with the CAB, giving a copy to one of your Building Reps or directly to the Legal Committee.

Emergency Pantry

(continued from page 1)

Luke's Hospital, the Welfare League and other agencies. The beneficiaries are essentially from that part of the city closely adjacent to the center.

Residents of Park West Village can help. Contributions of canned or packaged dry foods can be left at the Trinity Lutheran Church. Telephone 222-7045 to be sure someone is at the church before you go over.

The most desirable foods are cereals and canned fruits, vegetables, beans, meats, soups and milk (both canned and dried).

Let's remember that the needs of these people will not vanish with the end of 1982. It is easy and inexpensive to pick up an extra can or package of food when you are shopping, and to take these staple items to the center on a regular basis. Let's all make this a resolution for the New Year.

Social Activities Committee

A tour of the Museum of the American Indian has been planned for Sunday, January 30, 1983. This museum houses one of the largest collections of Indian material devoted to the culture of North Central and South American Indians.

The cost of the tour will be determined by the number of responses received. Call Lois-Anne Hoffmann at 222-1621.

International Dinner

Brought back by popular request — an International Dinner is being planned for April 1983. This function has always been enjoyed and the menu has always been as diverse as the ethnic make up of Park West Village. The location for the dinner is still under discussion. To make this dinner its usual success please fill out the coupon below . . . mail to PWVTA, P.O. Box 1216, Cathedral Station, NYC 10025 or Lois-Anne Hoffmann, 400 Central Park West, Apt. 4-M, NYC 10025.

International Dinner

I will contribute:

- | | |
|---|----------------------------------|
| <input type="checkbox"/> Appetizers | <input type="checkbox"/> Salad |
| <input type="checkbox"/> Main course | <input type="checkbox"/> Dessert |
| <input type="checkbox"/> I will contribute money | |
| <input type="checkbox"/> I will contribute assistance | |
| <input type="checkbox"/> in setting up | |
| <input type="checkbox"/> clean-up | |

Name: _____
(PLEASE PRINT)

Phone number: _____

The Social Activities Committee meets the first Wednesday of every month at 7:30 p.m. at 400 CPW, Apt. 4-M.

Publications Committee

The next meeting of the Publications Committee will be on January 4, 1983 at 8:00 p.m. at 788 Columbus, Apartment 3-M.

Beginning in January regularly scheduled meetings of the Newsletter Committee will be on the Tuesday preceding the Executive Committee meeting at 8:00 p.m., 788 Columbus Avenue, Apartment 3-M.

If you have articles for the newsletter, please slip them under the door of 3-M prior to the above date.

Legal Committee

For information, contact John Jarvis, Chair, 662-5581.

Grievance Committee

For information, contact Cynthia Goldsmith, Chair, 865-6628.

The Park West Tenant

The *Park West Tenant* is published by The PWVTA Publications Committee: Sally Armstrong, Lois-Anne Hoffman, Emily Margolies, Hope Mason, Jacqueline Pearlman, Sandy Sidar, Beverly Sowande, Victor Wagner.

Playground Safety Campaign Gets Strong PWVTA Support

— 113 Parents Sign Petition —

by Sandy Sidar

The PWVTA Executive Board has given its strong support to the campaign mounted by PWV parents to have dangerous conditions on the playground rectified (TPWT, October.) To date 113 parents or other tenants responsible for 150 children who use the playgrounds have signed petitions calling for padding under slides and monkey bars, repair of potholes and cracks, and general upgrading of playgrounds to standard safety conditions. At its Nov. 28 meeting, the Executive Board unanimously authorized John Jarvis, an attorney and Chair of the Legal Committee, to write to management expressing the PWVTA's support for this campaign. Jarvis's letter will be sent and the petitions presented to management soon.

Jarvis's letter will emphasize the exposure to liability of the owners of PWV should a child be injured while using the equipment because of an unsafe condition that management permitted to exist, and that the cost of one such judgment could far exceed the cost of making the playgrounds safer. It will highlight the following points:

1) Playgrounds are designed to attract children. Management has a responsibility to anticipate that children may fall from equipment such as slides and monkey bars, and must take reasonable precautions to protect children from injury as a result of such falls. Rubber padding, sand or other soft surfaces under high equipment are deemed to be some of the reasonable precautions to be taken in

this respect. Bare macadam such as PWV currently has under high equipment, Mr. Jarvis is sure, would be considered contributory to any injury.

2) Not only are at least 150 children (as represented in current petitions) at risk from current dangerous conditions on PWV playgrounds: so are any children who happen to use them. The law protects all children equally, making no distinction between licensees, invitees and trespassers, so management's liability extends to any child who may be injured because of unsafe conditions here.

3) Potholes, cracks and crevices also present a hazard to children who may be running, riding or playing in the playgrounds, as well as to the elderly and others who may be passing through.

Jarvis's letter will demand on behalf of the PWVTA that management immediately repair and upgrade the playgrounds to standard safety conditions.

The petition campaign, which was started on the Central Park West side, got a great boost when it was extended to the Columbia Avenue side, where parent coordinators Harvey Blank (784) and Harvey and Dee Lichtman (792) have collected over 60 signatures in the past few weeks.

PWV parents or others who are frequently responsible for children who may use the playgrounds here, but who have not signed petitions yet, or anyone who wants general information about the campaign, should contact Fran Tome, 865-8538 (372 CPW, 15R) or Sandy Sidar, 662-8524 (372 CPW, 19M).

More Information For New Tenants

by Carl Harm

Several new tenants have asked questions about the 6.63% "hardship" increases written into 1979 leases. A tenant moving in after 1979 may be paying rent based on a 1979 lease which included the "hardship" increase. This increase was found to be illegal as a result of court proceedings brought by the PWVTA. As pointed out in the last issue of *The Park West Tenant*, management wrote the 6.63% increases into the 1979 leases and refused to remove this from their copy of the lease after losing in court, although they did adjust the tenant's copy upon request. A new tenant would not be aware of this and would therefore pay a higher rent unless he or she saw the tenant's copy of the 1979

lease, and even then would not know if this "hardship" increase was included illegally unless the former tenant had requested a correction in his lease.

What can the new tenant do? Check the rental history of your apartment. By law management must show you the leases on your apartment back to the stabilization date of May 1968. Any overcharge is compounded every time another lease is written on an apartment. By finding out the rent for the lease preceding the 1979 lease, it is easy to determine the correct 1979 lease figure and to detect any illegal overcharge.

The Legal Committee of the PWVTA stands ready to help any new tenant member on this matter.

Some Words of Appreciation

by Beverly F. Sowande

PWTA has completed a major undertaking, that of purchasing and installing hundreds of photoelectric smoke detectors. We have been very successful in this endeavor. However, we owe much of the success to particular individuals who contributed great good will and effort, who freely gave evenings and weekends over a period of months to facilitate purchases, to get the smoke detectors delivered to tenants, and to get them properly installed.

Jacqueline Pearlman has managed to keep track of an enormous number of requests for smoke detectors. This was an Herculean task. Jacqueline did a phenomenal job. She was aided by John Urban. Thank you Jacqueline and John.

Sally Armstrong, Lucille Donte, Patricia Graham, Joshua Lawrence, Shirley Sanders, Victor Wagner, and Fluffy Washington are the key persons who met with me to work out a system for distribution of the detectors in their respective buildings. With the aid of Judy Bloch, Meryl Brodsky, Jerry and Renee Burley, Bernice Collins, George Cooke, Emily Garlin, Carl Harm, Carol Haber, Ruth Jacobs, William Moodie, Beverly Oliver, Everett Ostrovsky, Grace Patterson, Joe Ratner, Sandy Sidar, Beverly Smirni, and Nancy Steinberg each of the orders was delivered. Thank you all.

Electric drills were found, borrowed, oiled and refitted with all kinds of bits; screwdrivers were brought from drawers, extension cords unwound and all other kinds of preparations made by those who volunteered to do the installations. Sidonia Bitter, Judy Bloch, Jerry Burley, Bernice Collins, Lucille Donte, Edith Frank, Carol Haber, Joe Kahn, Dee Lichtman, George Ohring, Everett Ostrovsky, Grace Patterson, Sandy Sidar, Beverly Smirni, Nancy Steinberg, and Victor Wagner installed or helped install in their own buildings. In addition to these, the following volunteers installed or helped install in their own buildings and in other buildings in the complex: Diana Abisdid, Sally Armstrong, Meryl Brodsky, Claire Dockery, Red Flisser, Patricia Graham, Millie Kirg, Kenneth McZinc, Theresa Murphy, Beverly Oliver, Joe Ratner, George Urrutia, and Fluffy Washington. In fact, Sally Armstrong is still agreeing to install for those tenants who are just ordering. Thank you all so very much.

To all of you, our sincere admiration and respect for a job well done.

Tenant Legislation Important Issue in '83

Tenants face a major test in next year's session of the State Legislature when changes in the rent laws will be considered. The Emergency Tenant Protection Act is once again due to expire on June 30, 1983. Originally enacted in 1974, ETPA is now the major rent control law in the state.

Tenants must work to educate members of the Legislature on the importance of listening to organized tenant groups, who have a strong voice at the polls. Favorable tenant legislation will depend on tenant organization and mobilization. Members of PWVTA must prepare to write letters and to start to plan now to send a delegation to Albany to lobby. We also must work to reach out to the unorganized majority of tenants. Strong tenant measures have passed the Assembly only to be defeated in the Senate. If you have friends who live in a District served by a Senator who is not sympathetic to the needs of tenants, contact them and get their support in putting pressure on their elected representatives. Ask them to work to get support from other people in their neighborhoods.

We must learn about specific changes

needed: extending protection to tenants in buildings with fewer than six units and institutionally owned buildings; extending coverage to Albany and other areas now unprotected; barring vacancy increases; limiting rent increases to actual increases in operating costs; requiring landlords to open their books so a true picture of profitability can emerge; developing a workable fair rate of return formula to deal with legitimate landlord hardship; centralized administration and enforcement; elimination of the Rent Stabilization Association from the system; central computerized registration of rents and services.

This is a big order. We must move forward toward that goal. Be assured the large landlord groups will exert every pressure, including campaign contributions, to defeat benefits for tenants. We must work together to protect ourselves and achieve our goals.

We will be keeping you informed via the Newsletter of specific bills that will be coming before the Legislature next year so that we can begin our concerted efforts in support of legislation beneficial to all tenants.

Buzzzzz . . . Who's There?

The Holiday Season is here and we must be particularly alert. This is a prime time of year for muggers and robbers, as people usually are carrying more cash and often valuable gifts.

We would like to remind you again not to let anyone follow you in the building that you do not know. We must also be more careful about buzzing visitors in via the intercom. In every building it has been observed that residents buzz for entry without voice identification of visitors, and this is a very dangerous practice.

The intercom system is a vital component in our security system. Admitting a visitor by buzzing without identifying the person threatens your security and the safety of your neighbors.

We recommend that you check your intercom with a family member or friend. To communicate with the lobby, do the following:

Buildings on CPW: Depress the annunciator lever and speak directly into the speaker on the lower right of the intercom box. Keep the lever depressed throughout the conversation, both to talk and to listen.

Buildings on Columbus: Lift the earpiece hanging on the intercom. Do not depress the lever the earpiece was hanging on, as you will not be able to hear. Speak directly into the speaker on the in-

tercom and listen through the earpiece. After the conversation, replace the earpiece on the hook.

When your apartment buzzer sounds, follow the instructions above to learn who is there. Then, and only then, push the buzzer button for admission to the building.

Should your intercom not operate properly, notify management by telephone and in writing. Keep a record of report and repair dates. Be sure the intercom is repaired. If it is not, notify the office and the Grievance Committee.

Please instruct children in the proper use of the intercom, and teach them that it is not a toy.

By following the above suggestions, you can help insure that you and your neighbors have a safer Holiday Season.

Library Reopens

The Bloomingdale Branch of the Public Library reopened on November 29th. The hours are:

Monday and Tuesday — 1:00 p.m. to 8:00 p.m.

Wednesday — 1:00 p.m. to 6:00 p.m.

Thursday — Closed

Friday — 10:00 a.m. to 6:00 p.m.

Saturday — 12 Noon to 5:00 p.m.

Sunday — Closed

Our New Assemblyman

As a result of redistricting based on the 1980 census, Edward Sullivan is now the Assemblyman for residents of Park West Village. Our District now extends from 86th Street to 125th Street, bounded roughly by the Hudson River and Central Park.

Mr. Sullivan was born in Springfield, Massachusetts and moved to New York City in 1957. He graduated from The New School of Social Research in Political Science in 1968 and continued study at the University of Paris and the Sorbonne.

Mr. Sullivan taught the course English As a Second Language at Columbia, New York and City Universities.

He took a leading role in the "Save our Libraries" movement at the Columbia Branch Public Library as well as the Uptown YMCA, the Westside Community Conference and other community organizations.

Mr. Sullivan was first elected to the Assembly in 1976. In the Assembly, he is Chairman of the Subcommittee on Libraries. He is a member of the Committee on Housing, Social Service, Higher Education and Health.

Mr. Sullivan's office is at Room 911, Harlem State Office Building, telephone 678-2522. His office serves as home base for "Tenant Takeover Team" which helps tenants take over, reclaim and rehabilitate housing in our District which has been abandoned by landlords.

He has been a strong, dependable tenant advocate. We welcome the opportunity to know him better.

Know Your Neighborhood

by Vic Wagner

Stained glass windows and glass mosaic form a part of a remarkable exhibit of American art at the Metropolitan Museum. Work by Louis Comfort Tiffany can also be found in both forms in a building within five blocks of every Park West Village apartment. Where? In what building? When can they be seen?

ANSWER: St. Michael's Church on Amsterdam Avenue between 99th and 100th Streets. Church open for services Thursdays at noon and Sunday mornings. Arrangement for small group visits can be made at the church office on 99th Street.