

The Park West Tenant

Vol. 9 Number 5

The Newsletter of the Park West Village Tenants' Association

FEB./MAR. 1985

MEMBERSHIP VOTES DUES INCREASE; NOW \$25

At the October General Membership Meeting the membership voted amendments to the Constitution and By-laws. The Executive Board had previously approved the changes and recommended them to the General Meeting. Thus the amendments were made in accordance with the Constitutional requirement of a majority vote by both the Executive Board and the General Meeting.

The Amendments change the due-year of membership year to the calendar year and increase the dues to \$25.00. The previous dues year from April 1 thru March 31 had been found to be confusing. Members who paid dues for 1984-85 will remain in good standing until March 31, 1985, but then will have to pay dues for the year of 1985.

NOTICE OF NOMINATIONS FOR P.W.V.T.A. ELECTION

According to the Constitution and By-Laws of the Park West Village Tenants Association, the annual election meeting will be held during the second week in March. (Details will follow.)

Any member of the Association may run for office. Nominations for office shall be closed on Tuesday, February 19, 1985. Nominations are made by petition signed by at least 10 members of the Association. Petitions may be turned in to Francine Brewer (372 C.P.W., Apt. 10P), Carl Harm (784 Columbus Avenue, Apt. 10G), or Leola Maddox (392 C.P.W., Apt. 7C).

Office to be filled are:

President
Vice President
Treasurer
Secretary
Membership Secretary

Officers are elected for a one-year term of office and assume office immediately after the election.

(See p. 6 for latest news.)

AN IMPORTANT MESSAGE TO ALL PWV TENANTS

The landlord of Park West Village is responding to the anti-conversion fight being waged by the Tenants' Association by resorting to a policy of *harassment* of various tenants.

Following is a list of some of the intimidating actions taken recently by management against tenants:

- Refusal to renew leases
- Holding and not depositing rent checks or depositing them late
- Posting 3-day "notice to evict" on tenants' doors knowing full well that the tenant's rent was paid and on time
- Claiming the tenant's name was not on the lease, although the tenant signed and renewed leases for up to twenty years
- Alleging apartment is not tenant's primary place of residence
- Alleging tenant has an "illegal" roommate, although it is not illegal to have a roommate
- Using Security guard to spy on tenants, in one case knocking on a tenant's door at 11 P.M. challenging an "illegal roommate"
- Removing mailboxes completely for alleged repairs

In many cases where tenants challenged the accusations, management backed down.

The PWVTA has made a formal complaint to the office of the At-

torney General, who is conducting an investigation into this matter. The incidents have also been referred to the Association's attorney for a possible separate law suit.

We know that, with stakes in conversion so high, this landlord does not want any interference by anyone — and that includes the tenants, the Attorney General or, for that matter, the Board of Estimate. We believe he is looking for ways to empty out apartments, divide the tenants, and frighten us off from opposing conversion. One way or another, this activity on the part of the landlord may be a harbinger of worse actions to come if they are not stopped now!

If any of the above or similar instances of harassment have been taken against you which you believe are false or unjustified, please report it immediately to the PWVTA by contacting your building representative, the Action Committee or by calling the Hot Line — 662-2610, so that your case can be added to the list submitted to the Attorney General.

You will also receive counseling as to how to respond to the harassment, and how to protect your rights as a tenant. The list will also be submitted to our attorney.

JOSH LAWRENCE,
President, PWVTA
EMILY MARGOLIS,
Vice-President

ALERT TO TENANTS

Copies of eviction notices and all harassment correspondence from management should be sent to PWVTA. Xerox a copy and sent it to your representatives. We are gathering this information so that we may take whatever action is necessary.

Building Representative Coordinators

| | |
|---------------------------------------|---------|
| 372 — Florence Wagener | 4v |
| 382 — Ann Schutzberg | 9U |
| 392 — Leola Maddox | 7C |
| 400 — Winifred Armstrong | 5P |
| 400 — Bess H. Mitchell | 18K |
| 400 — Herman Joseph | 10J |
| 784 — Carl Harm | 10G |
| 788 — Sophie Elam | 4O |
| 792 — Gwen Glassman | 5D |
| Action Committee — Judy West | 400-15V |
| Secretary — Francine Brewer — 372-10P | |

PARK WEST VILLAGE IN THE WIDER COMMUNITY

Our neighborhood merchants and their City associations, tenant organizations throughout New York State, neighborhood churches and the church interfaith committee on the homeless, have all recently expressed concern for Upper West Side neighborhood preservation and avowed the need for incentives to maintain and build affordable housing in the City and State of New York.

Within months,

— the New York State Tenants and Neighborhood Coalition (NYSTNC), which includes tenant groups throughout the state, has scheduled legislative briefings with city and state representatives that would incorporate PWVTA concerns and representatives.

— the Upstate Law Project (which includes Albany, Rochester, Syracuse, etc.) thanked PWVTA for carrying through the Warranty of Habitability case in 1979 which helped many upstate tenants whose services had been reduced, and who would have stood little chance of having these services restored without the PWVTA precedent;

— Numbers of neighborhood merchants who contributed prizes for our recent raffle recognized the mutual interests of tenants and merchants to help each other remain in and maintain our neighborhood. These businesses are being menaced with tripled and quadrupled rents, and more. They and some of their city associations have expressed interest in working with PWVTA and other tenant and neighborhood groups as well as on the commercial rent protection bill sponsored by our City Council representative Ruth Messenger.

— Neighborhood churches concerned with what happens to parishioners in the neighborhood have expressed concern about the stability of the neighborhood including the PWV.

— On November 20, there was an initial statement and letter to the Mayor by the 50-member Ad Hoc Interfaith Committee on the Homeless, stressing that the root of the homeless problem in the city is the need for more low and middle income housing and urging stronger City support for such policies.

Winfred Armstrong

FEBRUARY IS MEMBERSHIP DRIVE MONTH

The PWVTA annual membership drive began February 9th and will continue with lobby and door-to-door campaigns.

1985 membership dues are \$25.00 as approved at the October membership meeting. This is an increase over previous years, but still reasonable and much less than other neighborhood tenant organizations request of their tenants (\$40 to \$100).

If one only considers the rent increases tenants would have paid had it not been for the successful efforts of the PWVTA, the amount is small by comparison.

Past Successes

Over the past ten years, PWVTA has successfully won major lawsuits on behalf of the tenants

- preventing a 6% "hardship" increase
- establishing the rights of all tenants in NY state to receive basic service for rent paid (test case of the Warranty of Habitability law)

Additionally, PWVTA in 1984 successfully challenged the capital improvement request of the landlord for "terrace repair" saving tenants time in fighting their own cases and ultimately saving them money.

Current Issues

For a year and a half PWVTA has prevented the conversion attempt, strengthening the position of all tenants. Further, a strong tenant association has supported tenants harassed by management. Already the PWVTA has gained the support of the Attorney General against harassment by management. **Without a strong tenant association, each tenant would be individually vulnerable to attack without support and guidance!**

PWVTA has also kept tenants informed about what conversion would mean to them, allowing them to analyze the realities of conversion. A booklet "ISSUES AND ANSWERS" has been developed and is available for a small donation of \$.50.

Who Is PWVTA?

PWVTA is you and your neighbors. It is a volunteer organization open to all tenants in PWV. If you do not volunteer your own time, PLEASE HELP THOSE WHO DO.

Each year for the past 10 years, the membership has been at least 55% of all tenant apartments (one year 80% apartment membership was reached.) **There is a high vacancy rate due to warehousing. Now, more than ever the tenant association needs your financial and volunteer support.**

What does PWVTA Do?

PWVTA helps all tenants whose housing rights at PWV have been violated, aids tenants in investigating rent overcharges, assists tenants in completing forms and documents, advises tenants on their rights (including their right not to be harassed), issues a newsletter and litigates against the landlord on issues pertaining to all tenants. The PWVTA pursues anti-conversion as mandated by the membership in 1981, a position twice reaffirmed by the membership.

It has never been the PWVTA's policy to turn its back on people in need of help. Think about what a strong association means to you and make your contribution to keep it strong and active. Give and be as generous as possible!

COMMUNITY CALENDAR

PWVTA Committe

| | |
|-----------|--------------------------------|
| Newspaper | If you would like to take part |
| Grievance | in the work of one of these |
| Legal | committees, please leave a |
| Social | message on 662-2610 and |
| | we'll get back to you. Help is |
| | needed. |

Community Board #7 meets Tuesday, March 5th at 7:00 p.m. Call the board office 362-4008 for place of meeting.

May 14-15—New York State Tenant and Neighborhood Coalition sponsors buses to Albany to assure visible tenant support of Emergency Tenant Protection Act extension. More information to come in the next Newsletter, but save the days if you can!

If you know of coming neighborhood events of possible interest to PWV tenants, please leave complete information about time, address and subject with Mary MacEwen, Apt. 5K, 400 CPW, Tel: 222-2478. We will include as many as possible in each Newsletter.

REPORT ON PWVTA TREASURY

Dues, Contributions Finance Anti-Conversion Campaign

Fiscal 1984 was a 10-month year for PWVTA which has now amended the by-laws to synchronize the financial and membership activity to the calendar.

The main activity centered around organizing tenants to defend their legal rights and participating with other tenant groups to enlist the support of public bodies and representatives. To achieve this, PWVTA undertook:

- To inform tenants of their basic rights on regulations (are subletting, roommates, painting, overcharges etc.)
- To exert constant vigilance to prevent management from passing the cost of deterioration (elevators, roof, lobby decor etc.) on to the tenants, and alert the tenants as to faulty elevators and other dangers.
- To testify at city and state hearings on housing and wider neighborhood issues that affect Park West tenants.

The biggest single expenses in 1984 were fees to lawyers who have represented PWVTA in its continuing landmark case against the proposed condominium conversion, as well as its appeal against the landlord's rent increases for alleged capital improvements and its support of actions against increased harassment.

The biggest contribution to income came from membership dues. Money has also been raised by building-wide efforts such as the 392/400-initiated raffle, and the 784/788 book fair, as well as by individual contributions to the Legal Fund, the Association and to finance specific projects.

Following is a brief breakdown of 1984 Income and Expenditures:

PARK WEST VILLAGE TENANTS ASSOCIATION TREASURER'S FINAL REPORT

| | | |
|-----------------------------|----------|----------------------|
| Balance as of Feb. 29, 1984 | | \$20,383 |
| Income | | |
| Membership dues | \$14,275 | |
| Legal Fund: Contributions | 3,215 | |
| Raffle, Book Fair, etc. | 2,101 | |
| "Issues" Pamphlet | 203 | |
| Interest and Misc. | 613 | |
| TOTAL | | \$20,407 \$40,790 |
| Expenses | | |
| Legal | \$33,439 | |
| Publications/Flyers | 2,070 | |
| Meeting Hall rent | 405 | |
| "Issues" Pamphlet | 614 | |
| Telephone | 760 | |
| Committees | 282 | |
| Copying, postage, etc. | 887 | |
| TOTAL | | \$38,457 |
| Balance Dec. 31, 1984 | | \$ 2,333 |

NOTE: PWVTA also owes an additional \$10,000 in legal fees and has a case to come before the Court of Appeals in 1985.* The Treasurer stresses the urgency of contributions to the Legal Fund.

*This means there is an actual expense of \$48,457, leaving an actual debt of \$7,667.

THE BIG DRAW: A MEMOIR

BY Arthur Mitchell

The raffle and tea party conjured up by a great 400-392 CPW team, was a real draw. With wide-spread sales of raffles in all the buildings, it was a clear take of some \$1,500 for the PWVTA!

Plenty of kudos earned—by the hyperenergetic committees: Win Armstrong, Minnie Churley, Lois

Hoffman, Millie King, Bess and Arthur Mitchell, Grace Patterson and Roslyn Shapiro.

By the busy helpers: Muriel Atkinson, Sylvia Diaz, Ted Drews, Leo Finkelberg, Amanda, Gini and Gregory Hayes, Sharon Levine, Lillian Neumann, Masa Shirato and Maeva Yao.

By David M. Miller, our indefatigable pianist whose non-stop incidental music calmed the nerves of those waiting on edge for the prizes to be drawn.

Speaking of prizes, our special thanks to the donors: Asmara Ethiopian Restaurant, 961 Amsterdam (106th Street); Ansonia Records, 802 Columbus; Broadway Baguette, 2621 Broadway at 99th Street; Day-About-Town Limousine Tours; Estate Wines of Italy, Inc.; Mehu Gallery, 21 West 100 Street; Nyala Ethiopian Restaurant, 2621 Broadway at 99th; Nuts & Dried Fruits Store, 92nd and Broadway; Opera Ebony, David Vaughn, President; RCI Appliances, 2599 Broadway; St. Michael's Church Concerts, St. Michael's, 225 West 99th Street; Symphony Space, Broadway at 95th; Valetone, 804 Columbus; West Side Storey; 700 Columbus at 95th; and West Side Stationers, 2620 Broadway at 99th.

Thanks also to non-business prize donors, Florence Mills (champagne) of 372 CPW, Jim Allen (staplers) and Minnie Churley (iron) of 400 CPW, Joe Conyard (photograph) of 392, as well as for a lovely plant from an anonymous donor.

Kudos also earned and gratefully awarded to the donors of all those palate—pleasing goodies that made the tea party a gourmet gala as well as a prize event: Muriel Atkinson, Gini Hayes, Lois Hoffmann, Harvey Lichtman, Mary MacEwen, Marcia Rabinowitz, Karen Terry, Phyllis Wormwood, the women of St. Mary's Byzantine Church, who sent along those tasty pirogi via our own Minnie Churley, and Lesley Appleby and Julia Sette who provided those estate wine samplers. Thanks also to Locust Grove Farms and Warmac Farm of our Amsterdam Avenue Farmer's Market for those farm-fresh apples and cider, and to our neighborhood stores Red Apple, C-Town, Sloan's, D'Agostino, Woolworth's, Cakemasters, Gregory's and the Health Nut for supplies and fine edibles. The ambiance was enhanced with flowers from Paris Florist at Broadway and 102nd, Park Flower Shop on Columbus near 97th, and Trinity Florist, 241 West 99th Street.

Of course, while 392 and 400 planted the seed with their plan, it was all the buildings working together which produced the harvest.

And thanks to all those tenants who bought those raffles so generously from our sterling raffle sellers and who swept our food tables bare at the November 10 tea party.

STEIN HOLDS HEARINGS ON WAREHOUSING AND TENANT HARRASSMENT

Borough President Andrew Stein held two public hearings in January on apartment warehousing and tenant harassment.

At the first hearing, held January 17 at City Hall, officials called for a change in the current law governing condo and co-op conversions in New York City. They stated that the loophole used by landlords of including vacant apartments to obtain the 15% pledge requirement for conversion, must be changed to permit pledges from occupying tenants only. Landlords then would have no incentive for keeping apartments vacant in order to guarantee 15% approval.

A study done by Stein's office found that 15% of apartments in Manhattan are being warehoused, some for as long as four years. Stein stated that the law must be changed to open up these apartments to the many people needing housing.

The second hearing held January 29 at JASA, 40 W. 68th St., drew tenants from all parts of the west side. Tenants including representatives of Park West Village, testified. Case after case was presented, linking harassment to condo and co-op conversion. Tenants testified that harassments begin prior to conversion and that non-eviction plans do not protect tenants from harassment either by the original owner or by outsiders who buy occupied apartments. **It was proposed that a freeze on conversions immediately be initiated by the City, to stop harassment and the depletions of affordable rental housing.**

Park West Willage representatives presented evidence of harassment cases submitted to the Attorney General's office. **They called for tenant protection against harassment including the initiation of lawsuits to gain punitive damages from landlords who harass tenants and strict enforcement of the provision denying conversion plans of landlords who use harassment to empty apartments.**

Additionally, president Josh Lawrence proposed that a law be introduced to deny rent increases in any building where vacant apartments have been warehoused.

Currently, PVW has between 100-150 apartments warehoused and management is renting no apartments in 372, 382, 392 and 400 CPW. Harassment of tenants also continues.

EXCERPTED FROM "TENANTS AND NEIGHBORS" NO. 12

Having survived legal setbacks and political maneuvering, tenants in three federally subsidized Title I housing complexes in Manhattan are still fighting to save their moderately priced apartments from cooperative or condominium conversion.

They are in a Herculean battle against real estate sponsors and speculators who stand to make multi-million dollar profits. Tenants, however, maintain that these conversions are illegal, saying they violate the terms the developers agreed to in return for federal subsidy.

"It is a question of the integrity of the contracts the city has with the builders," said Josh Lawrence, president of the Park West Village Tenant's Association. "The essence of it is, can these contracts be abrogated for a profit?": . . .

The legality of the conversions centers on whether or not converting Title I rental units to co-ops or condominiums is a substantial change that requires city approval. Tenants, the New York City Board of Estimate, and state Attorney General Robert Abrams think it is. So far the courts have ruled otherwise.

The most recent setback came on September 25 when the Appellate Division of the State Supreme Court ruled unanimously to uphold a previous decision by Justice Martin Evans. In that decision, Evans ruled that city approvals were not needed for changes of ownership. In essence, he determined that the restrictive 40-year covenant pertains only to land use and density, not ownership. But Evans completely ignored the fact that this change does represent a substantial departure from the original intent of Title I housing—providing affordable, moderate income housing.

DECISION APPEALED

The Attorney General and the city's legal arm, the Corporation Counsel, are appealing the decision to the Court of Appeals, the state's highest. If the decision is not overturned, it will not just affect Park West Village and Coliseum Park, the two developments named in the suit. It will also set a precedent and pave the way for the conversion of at least 12 to 15 other Title I projects—with roughly 50,000 inhabitants—throughout the city. . . .

But if the courts decide in favor of the developers, their victory will not only mean the loss of thousands of units of moderately priced rental apartments, it will also be the second time the Title I buildings will have contributed to the displacement of tenants. This time it will be moderate- and middle-income tenants who will be affected as their apartments are converted to luxury condominiums selling for hundreds of thousands of dollars. The first time around, it was low-income tenants who were forced out when "slums" were cleared to pave the way for projects. In Park West Village alone, several blocks of solid, occupied working class low-income housing were torn down in the late 1950's to accommodate the new seven buildings of the 2500-unit, high-rise complex.

To prepare for the construction of Park West Village, the cost of the land was "written down" \$13,156,941 to \$3,106,711 under a Title I subsidy. Now its owner, real estate magnate Harry Helmsley wants to convert two of the seven buildings at Park West Village to luxury condominiums, realizing a profit of somewhere between \$50 and \$60 million—more than he paid for the entire complex in 1972.

Helmsley is and is said to be keeping apartments at 372 and 382 Central Park West off the market or "warehousing" them in an effort to carry out his conversion plan.

PRESIDENT'S CORNER

Dear Neighbors,

The past year has been a turbulent one for the tenants' movement. It has in fact, been a turbulent year in the preservation of and search for adequate shelter for *all* middle and low income people in the country.

Look at our city today. Why are there thousands of homeless people, including what is called "the working poor?" Why are people who are *working* too "poor" to pay rent? Why have people all over the city been forced to double up and triple up to pay the rent? **Because rents are sky high, pushed up into space by greedy owners. Because there are artificial shortages, forced evictions, warehoused vacancies, no construction of low and middle-income housing, and rampant conversions of buildings which skilled workers, professionals, government workers, etc. are expected and need**

to give security and affordability to their housing needs.

This artificial pushing out of New Yorkers from their homes must stop! And PWV Tenants' Association is and should be proud of the role it has played, together with the efforts of our attorney (Eisner), the office of the Attorney General and the Corporation Counsel, to extend its energies in this direction.

Our ability to defend our homes and live within our means will depend on how strong we are, how well we are organized. Last year, by letters, petitions, public rallies and hearings, we made our cause known to the entire City and much of the State. 1984 proved that we were not alone. Harassment and greed has become endemic throughout the city. Laws are needed to put an end to it. In the coming period, we must *again* write our legislators and representatives; we must prepare to

attend hearings in large numbers at City Hall and in Albany to support bills which will make a difference in our lives as tenants: bills to eliminate forced vacancies, bills to enact strong housing laws etc.

On a national level, a bill is being introduced creating a permanent National Housing Fund for a long-time solution to the housing shortages in the nation. I urge the continued building and strengthening of PWVTA with full support from each of us. I urge every member to become an organizer; get your neighbor to join so that our buildings remain secure, safe, clean and free from threat and harassment.

I enjoyed working with all of you and thank you for the opportunity to serve.

Protect Your Own and Your Neighbor's Right to a Decent, Affordable Home.

GRIEVANCES

Apartment Painting?

More than twenty-five tenants who were scheduled for painting prepared their apartments for this purpose, dismantling their rooms and moving their furniture. On October 10th notices were sent out to say that all schedules for painting were cancelled, adding that in about three weeks new schedules would be set up. The hiring of a paint contractor is in the hands of the downtown management office and decisions are made there, not in the PWV office, according to Tina Graff.

In December, a letter was sent to those awaiting painting saying the State Painting and Decorating Co., 351 East 61st Street, NYC 10021, tel: RE7-3539, had been appointed as contractor. If you are ready for painting, call the Management Office to obtain the work order, and then State Painting the schedule the painting.

Leaks Continue

Many tenants still have leaking walls even after the workers finished painting the outside brick work. If this is happening in your apartment, call management and also let us know.

***Please be sure to send all complaints and grievances to us so that we can publicize them and take action.

Sophie L. Elam

POSTPONE PROCEEDINGS AGAINST 2 TENANTS

After interviewing a number of tenants harassed by management, Attorney-General Abrams took action to postpone court proceedings against two tenants. In addition, on January 14, he conferred with attorneys for the landlord, with another meeting scheduled for the following week. The Attorney General's office indicated that they will continue to meet with landlord's attorney to resolve the problems.

We welcome this activity by the Attorney General's office, registering, as it does, the City's recognition that the harassment drive by management against bona-fide and long-standing tenants must cease.

Two examples of harassment follow:

A notice that you have an "illegal" person in your apartment and that this person and you may expect to be evicted in the future if this "illegal" person (your legal roommate or guest) does not leave directly.

Such a notice went to a tenant whose sister, on her way to Europe, spent a few days in the tenant's apartment. A similar notice went to a tenant who had recently married. His wife was considered an "illegal" person.

Another tenant whose vacation lasted about a week returned to find

a notice that this was not her primary residence. She has resided in Park West for more than ten years.

Grievance Chairman: 866-8489 - Sophie Elam
Legal Committee: 663-4824 - Ken McZinc
Action Committee: 663-0067 - Judy West

Two informative fact sheets - on ROOM and on TENANTS' RIGHT TO SUBLET, prepared by Met Council on Housing, are available from building representatives.

LEGAL UPDATE

Submit Anti-Conversion Petition to Mayor

Since our last report the Legal Committee, along with other committees of PWVTA, submitted petitions containing over 1000 tenant's signatures to the Mayor's office against the conversion of Park West Village to a condominium.

The Committee also spearheaded a letter writing campaign to urge Attorney General Abrams and Mayor Koch to appeal an adverse decision that was handed down recently by the Appellate Division.

This campaign proved successful and the Attorney General, Corporate Counsel and the PWVTA will soon file their respective briefs before the Court of Appeals, the highest court in the State of New York.

Kenneth McZinc

FLASH—ELECTIONS MARCH 12

Nominations for PWVTA officers closed Feb. 19 with a slate of officers to be elected for 1985 as follows:

President Carl Harm
Vice President Kenneth McZinc
Secretary Mary Livingston
Treasurer Pat Ethelyn
Graham

Membership Sect. Florence
Wagener

A general meeting of PWVTA members is being called for 7:30 p.m. on March 12 at the Public School, 163 West 97th St. Please come.

GOT QUESTIONS? WE HAVE ANSWERS

PWVTA has prepared a pamphlet entitled ISSUES, QUESTIONS AND ANSWERS ABOUT CONVERSION: What Conversion Means to You.

In straightforward question-and-answer format, basic concepts about conversion are discussed. These include legal issues, economic considerations, harassment problems, current court experience, etc.

City Limits, a publication devoted to housing concerns, has recommended the pamphlet, saying that anyone faced with condominium questions would find it extremely useful.

The pamphlet can be obtained from your building representative or by writing to **PWVTA, Box 20339, Cathedral Finance Station, New York City 10025**. A 50¢ donation is suggested.

RENT INCREASE DENIED — AND REQUESTED AGAIN

In early January, the "balcony" rent increase requested in 1983 by Park West Management in the four CPW buildings was denied by the State Dept. of Housing and Community Renewal (DHCR). Tenant relief was short-lived, for in early February the landlord appealed for administrative review of DHCR's decision, reasserting the right to an increase.

Park West Management claims the repairs made on the balconies in the CPW buildings constitute a major capital improvement (MCI). Many PWV tenants wrote at the time of the landlord's original request noting that the repairs were long needed and not a major improvement, and that charging all tenants when not all had balconies was unfair. The landlord's application itself stated: "All balconies were inspected and found to constitute a hazardous and dangerous condition potentially detrimental to the safety and life of the tenants and pedestrians using the walkways." DHCR

ruled that the repairs were repairs and not a major capital improvement.

With the landlord's application for review, PWVTA building representatives in the four CPW buildings are again coordinating the efforts of tenants who are invited to send letters and affidavits expressing their views to DHCR, 11th floor, 10 Columbus Circle, New York, New York 10019.

REPORT OF 788 AND 784 CAKE, BOOK FAIR SALES BRISK, RAISE \$270

On November 3 our two buildings arranged a book fair and cake sale in the lobby of 788. For the time the lobby took on a festive air with tables of lovely luscious cakes and everywhere literally hundreds of books. Our books sold briskly at bargain prices and many people found books they had wanted. We almost ran out of cake also but managed to survive to the end with extra gifts of cakes.

We are especially grateful for the cooperation of 392 and 400 who generously collected books for us.

Our fund raising event brought in more than \$270. But more than the money we raised was the response of our tenants who worked with us and the pleasure we provided for all those who came to 788. *Sophie L. Elam*

PARK WEST VILLAGE TENANTS' ASSOCIATION

P.O. Box 20339, Cathedral Finance Station New York, N.Y. 10025 (212) 662-2610

I wish to join PWVTA for fiscal year 85-86.
Enclosed please find \$25 dues

Name _____

Building and Apt. No. _____ Telephone _____

Member PWVTA 1984: Yes _____ No _____

Date of Occupancy of Apartment _____

Make check payable to PWVTA. Please clip this coupon and give it with your payment to your Building Representative or mail it to the above address. Please do not mail cash. Your membership card will be sent to you.