

# The Park West Tenant

VOL. 12, NUMBER 5

The Newsletter of the Park West Village Tenants' Association

AUGUST 1987

## MORE PWV MANAGEMENT CHANGES

There has now been a complete changing of the guard in the senior management of PWV. Starting at the very top, Leona Helmsley's office is taking an increasing operational responsibility reviewing, for example, roof repair bids at 400. Previously reported was the summary dismissal of Myron Marmorstein (October 1986) after more than 20 years at PWV. Michael MacGovern, an 18-year PWV veteran, was similarly dismissed from his post as Operations Manager in June. Richard Weiss and Gerald Harris, formerly directing PWV from Helmsley Spear's downtown headquarters, and Carol Mann, a vice president of the Park West Management Corp., and the signer of the purchase agreements for Helmsley's Supervisory Management Company, are no longer with the Helmsley corporations.

The new PWV cast includes:

Benjamin E. Lipschitz - Vice President -  
Helmsley Spear - at 60 East 42nd Street  
At 382 CPW are:

Alexander Butkevich - General Manager,  
Park West Management Corp. (PWMC);  
James Desdunes - Assistant Manager;  
Ian McKend - Controller;  
Vladimir V. Yakimetz - Director of  
Operations; and  
Kenneth Caplan - Director of Construction  
Management - Helmsley Spear

Both Mr. Butkevich and Mr. Desdunes were formerly managers at Parkchester, another Helmsley-owned project under conversion.

## TENANTS RETAIN ALL RIGHTS IN CONVERTED BUILDINGS

Tenants in non-eviction plan conversions retain all rights to the services and facilities that they had before conversion. This is confirmed in New York State's General Business Law, DHCR's Rent Stabilization Code, and reprinted in the 372/382 Black Books, page HH-7.

Tenants having questions about this or other aspects of conversion as it applies to the quality of tenant life in PWV, please call PWVTA's Hot Line 662-2610.

## MANAGEMENT INVITES PWVTA TO MEET

After numerous requests from PWVTA to meet with Park West Management over the years, which were always turned down (indeed, our existence as a tenants' association was never officially recognized in any way), we were invited by the new Park West Manager, Alex Butkevich, to meet with him and his colleagues. We met with them on July 23 and were assured that they were serious in wanting to discuss tenant matters with us. This was subsequently put in writing by Benjamin E. Lipschitz, Vice President of Park West Management Corp.

We were told of the changes which will be made in 372/382 (detailed elsewhere in this newsletter), including having TV cameras in the elevators, hallways and laundry rooms, and covering the paving under the playground equipment behind those two buildings.

## New Management Arrangements Discussed Package Room Still Unresolved

They explained the management arrangement under the conversion of 372/382, namely, that the present management will be responsible for everything in tenants' apartments and the condo management board will be responsible for all the exterior parts, e.g., lobbies, landscaping, parking lot, playground, etc. The manager for the tenants will be Mr. Butkevich and, while there will be two Boards of Managers (372/382), there will be another management (Brown, Harris & Stevens) set up for the condo apartments. In a subsequent meeting, August 10, we discussed again the status of the package room in 372. They had been under the impression that the package room was a concession run by the valet service and paid for by the tenants. We told them that that was not the case and showed them an old Alcoa brochure which stated that the package room for Bldgs. 1,2,3, was then in the basement of Bldg. 2 at 788, and the package room for Bldgs. 4 thru 7 was then in the basement of Bldg. 7 at 372. Our concern about the package room stems from the fact that when they have finished the work they plan to do in the two bldgs., they

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will change the locks so that tenants in other bldgs. will no longer have access to a package room. This is a very necessary service that we have had since the opening of PWV to renters and which they are obliged to continue. Thus far no solution has been proposed. We also discussed problems relating to the elevators, incinerators, and repair services.

-- P. E. Graham, President

#### IN THE BUILDINGS .....

392 - Helmsley has asked for a rent increase for roof restoration completed more than 2 years ago -- which is beyond what the statute allows. Tenants have filed responses objecting. At least one 20th floor tenant still suffers water damage.

400 - Over 200 tenants filed responses stating that the rent increase requested by management for roof restoration was a long-overdue repair and not an improvement. Still pending is the rent reduction requested in 1986 by tenants and granted by DHCR for lack of repair to 400's roof.

Also still pending with DHCR is the elevator reduction of service complaint filed earlier this year by over 200 tenants. Repair of elevator motors, brakes and some cables has just begun.

792 - One elevator was out of service for six weeks in June & July. Tenants signed a petition saying they would take action. The elevator was repaired. A second elevator is out of service at the time of writing.

788 - One elevator was out of service for 10 days.

372 & 382 - See other sections of the newsletter.

#### "WHEN MUST I SHOW MY APARTMENT?" ...

is a question many tenants in the two converted buildings have asked. The State Department of Housing and Community Renewal (DHCR) specifies that "... the tenant shall have been given at least 5 days notice of the inspection or showing, to be arranged at the mutual convenience of the tenant and owner so as to enable the tenant to be present at the inspection or showing ..."  
(Section 2524.3, (3), page 53).

#### LAUNDRY PROBLEMS TO BE RESOLVED?

Washers and dryers are notorious in all PWV buildings for being out of service. .... Records kept by tenants over the past six months show over half frequently inoperative. Management says the existing month-to-month arrangement with Coinmach will soon be replaced with a contract on which three companies (including Coinmach) are to bid. Management has been waiting for the new Condo Boards in 372/382 to be formed to decide on laundry contracts, in the hope that one company might be appointed for all seven buildings, ostensibly facilitating servicing and cost. When we called Coinmach, they said tenants should call them at 718-347-3600 to report malfunctions. Also call management.

For refund of lost coins in the machines, take a slip to the Management Office in 382 reporting the loss: After a period they should refund your money.

#### HOW ABOUT A COMMUNITY ROOM FOR PWV?

How often residents have needed a room to meet within PWV! Tenants' meetings, building meetings, special committees, new buyers -- all have had to use the building lobbies, private apartments, or rent space in local churches. Can we persuade the new Park West Management or the Condo Boards to set aside a room in PWV with a large table and chairs that can be reserved through the Office by residents for special meetings?

#### WHO WILL GET THE PARKING SPACES?

.....  
Tenants and buyers who already have parking spaces at 372/382 will keep them, said Alex Butkevich at the first meeting of owners August 18. Unrented spaces at 372/382 parking lots will be given first to buyers when they close. Formerly "wait-listed" tenant applicants have been told that waitlist no longer applies.

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The City Buildings Department has moved and is now at:

60 Hudson Street - 5th Floor  
New York, N.Y. 10003  
Telephone: 212-312-8500  
Nearest subway stop: Chambers Street

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ELEVATOR MALFUNCTIONING?

Call in your complaints. When elevators don't work, please call Management - 865-7000. Also, the new City telephone to report non-working elevators is 317-8530.

Management has recently changed elevator contractors and awarded a repair, service and maintenance contract to a new company. A portion of the contract is allocated to restoring the existing equipment in all seven buildings. Work is already underway.

PIGEONS ON THE PORCH?

Curses!

The vinyl owl balloon .... the windsock .... the cat head with glass eyes .... hung from alternate corners .... and all moved around so the pigeons don't get used to them .... are reported to work pretty well to keep the pigeons at bay. So does chicken wire which prevents their roosting. Be sure to remove sticks so they don't nest. The paste on the railing .... the electrical barbed wire .... are reported irrelevant to pigeons and distasteful to humans.

Where to get these items? Tenants using them name:  
Windsock - Brooklyn Botanical Gardens  
Cat head - toy store on Columbus near 77th St.

Owl balloon - Dalen Products Inc.  
1110 Gilbert Dr., Knoxville, TN 37932  
(615) 966-3256. \$4.99 + \$1.00 postage for one, cheaper for more.

A Word of Advice on Security.....

Opening your door to strangers--even those with identification, packages, cleaning, etc.--can be dangerous. Unless you expect someone, DO NOT OPEN YOUR DOOR TO A STRANGER.

My friend used every precaution: looked through the peephole, used the latch, checked the identification card, saw the package, and opened the door. She was tied up and robbed by two men, one of whom had been hiding against the wall. Her five-year-old child was home with her.

Neither was harmed. They were lucky.

One member of the team was caught, and is now serving a 5-10 year jail term.

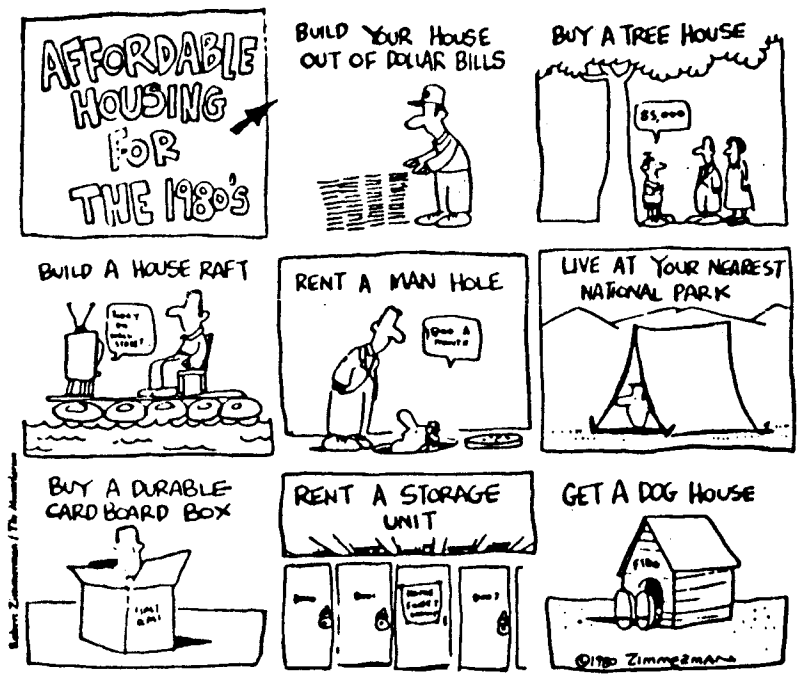
Even if a person says he's a policeman, etc., if you're not expecting a visitor, call the precinct, messenger service, florist, cleaners, etc. BEFORE you open the door to verify who the unexpected caller is.

-- J. Portnoy

Balcony Floor and Ceiling Cracks

are now being repaired by management. Call 865-7000 for an appointment if you want yours fixed.

P.S. Please keep your records on how long you have had these cracks and how many times you have tried in the past to get them repaired .... in case we are later asked for a major capital improvement rent increase.



WASHING MACHINES NOT PERMITTED  
IN PWV APARTMENTS

Water back up through your drain? Hot and cold mixed up? These problems are widely reported in PWV. They may be caused by personal washing machines. PWV plumbing lines are not set up for washing machines. Their installation causes problems for everyone including burst pipes.

What about dishwashers? Dishwashers cause less problems but require that a separate valve be installed to protect the existing pipes. In any case, PWV leases do not permit tenants to install their own dishwashers and tenant buyers will need Board permission.

PWVTA Officers Change

Judith Urrutia of 392 CPW was elected Secretary of PWVTA, replacing Dee Lichtman whose resignation was accepted with regret and appreciation. Dee remains a building representative for 382 and PWVTA Board member.

Judith Bloch was confirmed as Chair of PWVTA Publications, replacing Win Armstrong. The Board noted with appreciation that the Park West Tenant has won two community awards in the 2½ years Win has edited the newsletter. Win will also remain a bldg. representative for 400 & a PWVTA Board member.

Editor's Note:

We welcome Judy Bloch as the new editor. I want to offer my personal thanks to the more than three dozen PWV residents who have sparked ideas, researched information, written articles, worked on layout, created graphics and assisted in distribution of the newsletter to the nearly 2,500 apartments in PWV and to our elected State and City representatives, press and community organizations.

The newsletter has covered PWV quality of life problems (and what to do about them); management and legal issues affecting residents; City and State regulations; conversion issues; and neighborhood developments. We've tried to include a variety of topics, to meet the varied interests of the 4,000-5,000 residents we serve. It has been a privilege to edit your newsletter. Your suggestions and participation will continue to be welcome.

-- Winifred Armstrong

PWVTA BUILDING REPRESENTATIVES  
IN 382 CPW

Dee Lichtman (1L)  
663-8257

Isabel Stamm (19K)  
663-1104

ALTERNATES/382

Joe Ratner (12P)  
866-4587

Ann Schutzberger (9U)  
666-2645

(The June newsletter listed reps in other buildings)

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Save Midday Saturday, September 19

MARCH FOR AFFORDABLE HOUSING

Park West Villagers will gather at the Rally at B'way. and 90th Street. Speakers include our elected officials. We'll join Harlem & West Side Marchers down B'way. to 59th Street.

Call 362-1719 evenings for more info.

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VOLUNTEERS, ANYONE?

This is a story about four people named Everybody, Somebody, Anybody, and Nobody. There was an important job to be done and Everybody was asked to do it. Everybody was sure Somebody would do it. Anybody could have done it, but Nobody did it. Somebody got angry about that, because it was Everybody's job. Everybody thought Anybody could do it. Nobody realized that Everybody wouldn't do it. It ended up that Everybody blamed Somebody when Nobody did what Anybody could have done.

Call 662-4610 if you can volunteer help with typing, xeroxing, newsletter writing, researching, helping with social events, distributing in your building, or in other ways.

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The Park West Tenant is produced by volunteers. Thanks to the writers and editors for this issue who include: S. Diaz, P.E. Graham, V. Lawrence, D. Lichtman, E. Lucaire, J. Portnoy, M. Rabinowitz, K. Studva. Thanks for make-up: D. Learned, A. Zinser; and for special services: D. Cohen.

DOWN THE BLOCK . . . AND AROUND THE NEIGHBORHOOD

## The Riches of 100th Street

THE BLOOMINGDALE PUBLIC LIBRARY at 160 W. 100th St. has 18,000 books, hundreds of record albums, and dozens of magazines and newspapers to suit readers from scholars to browsers. A film program, puppet shows and other programs are scheduled in the special children's library upstairs. They'll hunt up what you may specially need from their own or the millions of other sources available through New York's magnificent Public Library. Membership is free.

THE WILLIAM F. RYAN COMMUNITY HEALTH CENTER, next to the Library, has provided comprehensive health care to the community since 1967. With a \$6 million annual budget from public and private funds, Ryan staff diagnosed, treated or provided information in 75,000 client visits last year. Pediatrics, internal medicine, gynecology, dentistry and dermatology are among the many fields serviced. Medicare, Medicaid and some private insurances are accepted. Call 678-5783 for further info or appointment.

THE 24TH PRECINCT POLICE STATION AND THE FIRE STATION provide us 24-hour protection.

PROJECT RETURN's byword "You alone can do it. But you can't do it alone" is the basis for its drug rehabilitation program emphasizing both self-reliance and positive interdependence. Seventy-five young men go to school and/or work for the 18-24 months they live in Project Return's two buildings, our neighbors for the past 15 years.

TRINITY EVANGELICAL LUTHERAN CHURCH, originally built for a growing German-speaking population on the Upper West Side, celebrates its "100 years on 100th Street" next year. The original painted glass windows are rare in this country; still beautiful, they are in need of restoration. The fine Hutchings organ has recently been resuscitated. Reaching out in its variegated neighborhood, the church offers a Food Pantry (people who would like to contribute to and take from its resources are both welcome), houses the Gastro-Gnome catering service in its kitchen, offers its recently refurbished basement for community events, and provides haven to the 104th Street Methodist Church which burned to the ground several years ago. Its fine choir welcomes volunteers.

The nineteen members of FOUNTAIN HOUSE's satellite apartment building on 100th Street have made a support community for each other for the past five years as they complete recovery from mental illness, get back into job and social life, and take part in our community.

 HAVE YOU INTENDED TO JOIN BUT NOT GOTTEN TO IT? SEPTEMBER IS A GREAT MONTH TO FULFILL LONG-INTENDED DEEDS.

ST. MICHAEL'S EPISCOPAL CHURCH was organized in 1805 by a group of New Yorkers who summered in this rural, beautiful area called Bloomingdale in order to escape the yellow fever in lower Manhattan. The church has been in the same spot since 1807; rebuilt after a fire, the present 1891 building includes several Tiffany chancel windows and a great organ installed in 1967. During its history St. Michael's has reached out to serve the community with schooling, clinics, an orphanage, an employment center, and more. Its music program is splendid and open to all. Call them if you would like to help with Saturday lunches for the homeless or attend their musical offerings.

## AROUND THE NEIGHBORHOOD . . . .

Worthy of more than just this summary listing are the Bloomingdale House of Music at 323 W. 108th St., which offers music lessons to children and fine musical events to the neighborhood. Call them for information.

Rheedlen Foundation, with its garden tended by children over the marquee of the Olympia Theatre at B'way. and 106th St., assists 6-12 year old children with a history of truancy. PWV volunteers have found their work immensely satisfying. Call 866-0700 for further info.

Central Park events coming up include ...  
A two-hour Birdwalk on Oct. 4, at 10 a.m., starting at the Boathouse. PWV resident Kathy Studva says it's fascinating whether you like to watch birds or birdwatchers.  
Identify wild foods ... on Sept. 19, Oct. 10 or Nov. 8. Call 718-291-6825 to reserve.

FOR RENT: WAREHOUSED APARTMENTS IN PWV

Some of the apartments long held empty in 392 and 400 are now being rented... but to outsiders, not to PWV tenants who have long been on Management's 'Wait List' for larger apartments "as they become available". Why?

Call Management, and J. Urruthia at 866-3728, if you were waitlisted and still seek another apartment.

**Park West Village Tenants' Association**  
P.O. Box 20339 Cathedral Finance Station  
New York, N.Y. 10025  
(212) 662-2610

Sign me up as a member. Here is my check for \$50.00 to cover my dues for 1987.

Name \_\_\_\_\_  
Bldg. \_\_\_\_\_ Apt. \_\_\_\_\_ Phone \_\_\_\_\_

Make check payable to PWVTA. Give it to Building Rep. with this coupon or mail to the above address. Please do not mail to \_\_\_\_\_

TENANTS' ASSOCIATION RENEWS COOPERATION OFFER TO BUYERS IN 372/382

Joint Working Committee Proposed

The Tenants' Association has reaffirmed its June 1985 policy to work with buyers in the 372/382 buildings on matters of common concern. With conversion now accomplished, ways must be developed to cooperate on both building and complex-wide issues affecting all residents. At its July 23 Board meeting the PWVTA proposed that a committee be established composed of representatives of PWVTA and the owners' organization on the Condo Boards, to meet regularly and report back to their members and board.

1987

Buyers Begin to Organize

A questionnaire about apartment and building conditions was sent to everyone in these buildings by an informal group of residents and was answered by about 125 residents, establishing a base of information about conditions needing correction. Buyers raised many questions about these conditions to the sponsor at the August 18th meetings.

Although a formal owners' organization has not yet been established, the need to have a resident owners' association to work with the management boards and communicate with the owners is under discussion.

An informal group of buyers took the initiative to post notices and inform buyers who had not yet closed of the Aug. 18th meetings called by the sponsor to elect the new interim condo boards. (The sponsor had the legal responsibility to inform only buyers who had closed -- a minority of actual purchasers -- so it was this informal initiative that actually opened these meetings.)

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RENT INCREASES AS OF OCTOBER 1

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Just a reminder that in June the Rent Guidelines Board voted the following rent increases to go into effect for leases renewed on or after October 1, 1987. Rents will increase by 3% for one-year leases and 6.5% for two-year leases. The Board also passed a supplementary increase of \$10 a month for apartments with rents below \$325.

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Interim Condo Board Elections Held

Meetings to elect owner representatives to the newly-formed condo boards for 372/382 were called by the sponsor on Aug. 18th. By agreement of those present, these elections will be interim, with further elections to take place in December when most buyers will have closed. It is anticipated that over 50% of the apartments may have closed by the December meeting, so that buyers may make up a majority of the boards, although the sponsor will retain veto power over many major issues.

The sponsor's representatives to both Boards include:  
Benjamin Lipschitz;  
Kenneth Caplan;  
Alexander Butkevich; and  
Frank Ambrosia (a resident of 382 and employee of Helmsley Spear)

Elected from the bldgs. to the interim boards:  
For 372                      For 382  
Mel Washington - 9J      Pat Havey - 14H  
Judith Ripps - 5P          Ann Masters - 6X

Schedule of Improvements Stated

Under residents' questioning and insistence, the sponsor's representative finally agreed to provide a tentative schedule of changes to be completed in 372/382 before Oct. 1, 1988.

- In order of scheduling, these include:
- (a) Lobby - from September to January;
  - (b) Windows - sample to be seen in Apt. 1L in 372 in September, with individual scheduling thereafter;
  - (c) Terrace Doors - same time as windows;
  - (d) Landscaping - over next 6 months;
  - (e) Roof and pointing - during Fall;
  - (f) Corridor renovation - later, after other repairs;
  - (g) Elevator cabs - last.

The interim boards held their first meetings on August 26. For 372, Judith Ripps was elected President and Mel Washington Vice President. For 382, Ann Masters was elected President and Pat Havey Vice President. The next meetings are scheduled for September 30.

**Park West Village Tenants' Association**  
**P.O. Box 20339, Cathedral Finance Station**  
**New York, N.Y. 10025      Tel: [212] 662-2610**