

The Park West Tenant

VOL. 13, Number 3

The Newsletter of the Park West Village Tenants' Association

April 1988

PWVTA ELECTS A NEW TEAM

In the first contested election in several years, two slates of candidates vied for the positions of President, Vice President and Membership Secretary in PWVTA's Annual Election March 10.

The alternative slates were headed by Winifred Armstrong and Pat Ethelyn Graham for President; Florence Wagener and Kenneth McZinc for Vice-President; and Hedda Fields and Victoria Friedman for Membership Secretary.

Two hundred fifteen votes were cast, and by a margin of roughly 60% to 40% the candidates elected were:

President: Winifred Armstrong
Vice President: Florence Wagener
Membership Secretary: Hedda Fields
Two uncontested positions were filled by:
Secretary: Judith Urrutia
Treasurer: Mary Gay Harm

The team of Armstrong, Wagener and Fields presented their positions in pre-election building discussions with tenants in the seven buildings of PWV. Their platform included:

- * Commitment to the PWVTA policy that PWVTA will remain an organization of tenants, primarily focused on protection of tenants' rights.
- * Active outreach to tenants of all seven buildings on issues affecting their living conditions.
- * Expanding the number of tenants involved in the decision-making of the organization.
- * Building closer links with Community Boards and other community groups whose work can support and supplement the PWVTA.
- * Greater involvement of PWVTA on conversion issues -- before, during and after conversion.
- * Establishing committees to work with resident purchasers in converted buildings to resolve and take action on quality of life issues in our buildings and community.

The elections sparked new membership and enthusiasm for what the Association can do. Members from all seven buildings came out to vote, some having to postpone theatre tickets, cancel music lessons, cut classes, find babysitters, etc. to do so. Others, unable to attend, requested that PWVTA explore alternative ways for members to vote at subsequent general meetings.

NEW BOARD ELECTED

Tenants in each building held open meetings in their respective lobbies during March and elected three representatives and three alternates to the PWVTA Board for one-year terms. (Please see inside page for full listings.) The new Board was in nearly full attendance at its first meeting March 30. The next meeting is scheduled for April 28.

TENANTS AND OWNERS PROTEST PROPOSED RENT INCREASE IN 372/382

Scores of tenants and owners in 372 and 382 Central Park West signed petitions to protest the rent increase proposed by Helmsley for new windows now being installed in those buildings. Window installation began in early April, and is likely to continue over several months.

In response to PWVTA's inquiry, Park West Management stated it intends to apply to the Division of Housing and Community Renewal (DHCR) for a Major Capital Improvement (MCI) rent increase for the installation of new windows in renters' apartments -- despite the statement in the condominium offering plan's Sixth Amendment that "The Sponsor will, at its sole expense... replace all windows."

Under present law, such increases become a permanent part of the rent, long after the cost of the windows has been paid.

"We believe it is in the interest of all of us, whether tenants or purchasers, to be able to count on the credibility and good faith of the Sponsor in carrying out the provisions of the black book that affect us all," stated tenants and owners in their petition. "We therefore urge that no application be made to DHCR for a rent increase for windows in 372 and 382 Central Park West."

PWVTA has requested an opinion from the Attorney General's Office, and is continuing to provide information to tenants in the buildings.

POSSIBLE CITY-WIDE MAINTENANCE STRIKE MAY AFFECT PWV

City-wide negotiations continue between Locals 32B and 32J of the Building Service Employees' Union and the Realty Advisory Board on Labor Relations representing building owners. The existing contract expires April 21.

If a new three-year contract is not agreed upon, maintenance and security staff in PWV may be on strike. Management is responsible for continuing to organize services, and has indicated they would be providing further information. Tenants may be asked to take their garbage downstairs, and to assist less able neighbors. The U.S. Mail will be delivered, but UPS and other deliveries may be curtailed.

PWVTA will ask two representatives in each building to help channel information to and from tenants to a committee under the chairmanship of Florence Wagener, PWVTA Vice-President. Further information will be distributed if the issues between the workers and management are not resolved.

Save for reference

PWVTA OFFICERS AND BOARD FOR 1988
P.O. Box 20339, Park West Finance Station
New York, N.Y. 10025 Tel: (212) 662-2610

OFFICERS:

Winifred Armstrong, President
400 (5P) - 865-3078
Florence Wagener, Vice-President
784 (17T) - 222-1877
Mary Gay Harm, Treasurer
784 (10G) - 866-2965
Judith Urrutia, Secretary
392 (3U) 866-3728
Hedda L. Fields, Membership Secretary
400 (4R) 749-5851

COMMITTEE CHAIRS:

Will be appointed at a subsequent Board meeting following open meetings of each Committee. Committees include:

Legal
Publications
Action
Social
Quality of Life

BUILDING REPRESENTATIVES/784

- Sarah Jarvis (15N) 663-5173
Bernice Collins (9B) 662-2717
Pat Ethelyn Graham (8P) 749-3021

ALTERNATES/784

Carl Harm (10G) 866-2965
Dan Dunbar (4E) 865-0754
Toni Ensley (8B)

BUILDING REPRESENTATIVES/788

- Sophie Elam (40) 866-8489
Carol Stanczak (5N) 866-0707
Antoinette Butler (11D) 866-2233

ALTERNATES/788

Mary Farrell (3K)
Barbara Malon (6D) 866-3181
Fred Carlin (3J) 749-7493

BUILDING REPRESENTATIVES/792

- Kathy Studva (17R) 662-5699
Lucille Donte (16A) 662-0723
Kenneth McZinc (15P) 663-4824

ALTERNATES/792

Jane Woodbridge (9C) 663-7339
Barbara Dunham (8G) 662-8465
Sally Reed (30) 865-3355

BUILDING REPRESENTATIVES/372

Palmer Tome (15R) 865-8538
Vickie Friedman (14J) 865-7655
Francine Brewer (10P) 865-8979

ALTERNATES/372

Vickie Lawrence (8V) 749-7595
Bette Elman (14X) 222-1579
Chuck Tice (16X) 662-2462

BUILDING REPRESENTATIVES/382

Isabel Stamm (19K) 663-1104
Norman Newman (3R) 222-3855
Ann Schutzberger (9U) 666-2645

ALTERNATES/382

Tasha Martel (17B) 582-4240
Joe Ratner (12P) 866-4587
Dorothy J. Lichtman (1L) 663-8257

BUILDING REPRESENTATIVES/392

- Haskell Gordon (16W) 663-3960
- Ruth Simon (3H) 222-5488
- Joukje Jepson (15S) 222-9265

ALTERNATES/392

Audrey Young (1M) 662-6155
Jean Mauro (16P) 749-4163
Madeline Alk (11A) 663-1248

BUILDING REPRESENTATIVES/400

- Lynn Bagg (11P) 866-6214
- Emily Margolis (12Y) 864-5996
- Judi Bloch (9D) 663-4420

ALTERNATES/400

Gustina Scaglia (5A) 865-2953
Maria Gagliardo (5F) 866-5749
Bess Hecht Mitchell (18K) 865-6170
Walter Stafford (15B) 662-9755

• Building Coordinators

PWVTA's Board is made up of the officers, committee chairs and 3 representatives from each building. The Board meets monthly and members are welcome to attend. If you have suggestions to make your building, PWV, or PWVTA work better, or problems you think the Association should be aware of, or can help resolve, please let your Building Reps. know. The Committees welcome members and suggestions: please call the committee chairs.

COMMUNITY UPDATE

- On March 17, seventeen months, 18,000 signatures and some intensive litigation with Helmsley after a major fire, the old Red Apple's new subsidiary, C-Town, re-opened on 100th Street and Columbus Avenue.
- In response to numerous complaints of accidents at the corner of 97th and Columbus, the NYC Traffic Department has undertaken a study to improve conditions.
- The Ryan Health Center will be moving into its new state-of-the-art facilities in the Key West Building on 97th and Columbus by July of this year. The 100th Street facility will continue to be used by Ryan for some of its work, and as a City Health Station.
- Through the efforts of PWVTA's Quality of Life Committee and Assemblyman Ed Sullivan's office, Park West Management has agreed to move the fences to the edge of the sidewalk on 97th and 100th Streets (between Columbus and Amsterdam). This will discourage dogs from using PWV ground space, and hopefully encourage dog-walkers to pick up their pets' litter. The Sanitation Department has also been alerted to give tickets to offenders in the area.
- **Down the Block...** at the Police Headquarters on 100th Street, meets the 24th Precinct Community Council. The Council is composed of civic-minded volunteers whose purpose is to carry out programs (initiated by the membership) to promote community support for law enforcement and crime prevention, to encourage and increase co-operation between the police and the people they serve, and to develop specific programs in accordance with the needs, interests and resources of the local community.
The Council meets at 8:00 P.M. on the third Wednesday of each month at the Precinct. Meetings are open, and all residents of the community are welcome. The next meeting will be held on Wednesday, April 20th. Councilpersons Ruth Messinger and Carolyn Maloney are expected to attend.

TENANT DAY IN ALBANY

On Tuesday, May 24th, tenants throughout New York State will go to Albany to impress on Governor Cuomo and the Legislature the need for maintaining and expanding tenant legislation.

This year's big issue is the right of succession of kith and kin living in the apartment. Other concerns are conversion regulations and MC1 rent increases.

Buses will pick us up at nearby locations. Further information will follow. **BE THERE** if you can. Your presence can make a difference.

SAVE MAY 24th!

JOIN US! -- A PEP TALK

PWVTA has been working very hard for years to make Park West Village a well-functioning and neighborly community. You have only to read our Newsletter to know we make a difference here.

We are all volunteers. Many of us have full-time jobs. Our families range in age from 0 to 100. We do not get paid for our work. We do what we do because we care about where and how we live. And we care about our neighbors, whether they have been our neighbors for 25 years or 25 days.

But our efforts depend on the support and participation of those who live here. You are welcome to take part in a small or large way. If you are a tenant or subtenant, long-time or new, rent-stabilized or not, and have not joined us yet, please **DO IT NOW ?!**

PARK WEST VILLAGE TENANTS' ASSOCIATION

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

Name _____

Building and Apt. No. _____ Telephone _____

\$35 check for 1988 membership dues enclosed. Legal fund contribution \$ _____

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 delivered to you. (If you cannot pay the full amount, please pay what you can.)