

# The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association

October 1988

## AROUND PARK WEST VILLAGE

THEFTS from 792, 392, 400 and 382 were reported over the past month. In 382, a well-dressed, well-spoken man played on the anxiety of studio residents to get their window situation settled and said he had come to arrange window installation. Thanks to alert tenant reporting, followup by PWVTA and a vigilant Security watch, the man was caught by PWV Security on his second day of rounds. In 792 and 392, tenants with only one lock were burglarized, the lock being removed. In 400, the thief apparently had a master key to the "building" lock. Once again we urge all residents to install a second lock with a plate over it. (Management will install the plate for \$20 on request.)

PWV MANAGEMENT AND SECURITY MOVED lock, stock and barrel in late September from 382 into new HQ at 784 Columbus.

RENT INCREASE IN 400--PWVTA is appealing to DHCR on behalf of all tenants in 400, the MCI rent increase granted the landlord for roof repair. Retroactive to October 1987, the increase has begun appearing on rent bills. PWVTA recommended that tenants pay the increase by separate check, noting "paid under protest". 20th floor tenants had suffered nearly a decade of persistent leaks, falling plaster and cold temperatures, then complained to DHCR. Management deferred roof maintenance, then asked for a rent increase for roof repair.

The Parking Lots behind 372 and 382 were repaved by the sponsor.

Police Car Alarm and Loud Speaker Testing early Sunday mornings were protested by 792 tenants, who join 392 tenants in an anti-noise-on-100th St. campaign. Also objected to was the use of the 100th St. sidewalk as a driveway for cars hemmed in by police vehicles.

Lively Tenant Meetings were held in the lobbies of 788, 792, 382, 372, 784 and 400 to discuss PWVTA's elevator campaign and a host of other building issues.

## ELEVATOR EFFICIENCY AND SAFETY

What Can Be Done? What Can We Do?

We are confronted by an elevator crisis. The Executive Board of PWVTA on Aug. 13 decided to give a high priority to action to restore PWV elevators to a condition of efficiency and safety. Tenants in all buildings are seriously affected by elevator malfunctions such as:

Elevators stop inches or feet off level, or open before stopping; take off going from floor to basement and back; open between floors; "drop" several floors; stop at the wrong floor, and since inside and outside indicator lights don't work, tenants don't know where they are and try to open apartment doors not their own; doors bang open and shut for all night and longer; and elevators get stuck, sometimes with passengers in them, sometimes not. Passing your baby from one suspended elevator to another in the shaft, as one tenant had to do, is not conducive to one's sense of security!

Residents have been made late to work or appointments; persons with heart problems or other disabilities have had to walk up or down many floors; persons have suffered from the shock of being trapped in elevators in some instances for up to an hour. Indeed our elevator situation could be potentially life-endangering.

### PWVTA Collects Evidence and Confronts Management

Will Support Rent Withholding if No Improvement Made

The PWVTA Board decisions included: letters to our elected officials asking for help; discussion of elevator problems in building meetings; a letter to management cataloging and summarizing three years of deteriorating service, urging correction, and requesting a meeting. Tenants discussed withholding rent if corrections were not undertaken. The Board voted to support rent-withholding if called for and established an elevator committee. Carl Harm (784) was appointed as chair, with Claire Dockery (382) and Ruth Simon (392) as vice chairs; the committee includes representatives from every building.

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This report summarizes the status of a number of Quality of Life issues that have been initiated by the Quality of Life Committee or brought to our attention by PWVTA building representatives or members.

A number of these issues have been discussed with Park West Mgt. in our meetings with them in May, July and September.

Addenda 10/20/88: Some of the items below have been up dated slightly from the original.

1. Building Questionnaire--Coding and tabulation are underway in each building. Results should be complete in about a month. The responses will serve as a basis for improving conditions in apartments, the buildings and complex-wide. The answers are already helping us tackle pigeon, parking and elevator problems.
2. Playground--The Playground Committee will consolidate recommendations for improvements in the playgrounds to present to management within the next month. Cooperating in the effort are representatives from all the buildings, including the 372 and 382 owners' group. The sponsor was scheduled to order and install new rubber matting on the playgrounds behind 372 and 382.
3. Sidewalk on 100th Street--Repairs which we urgently requested in our May meeting with management were begun on Sept. 22 and have now been completed. Management explained the delay by noting the downtown office's requirement that several bids be submitted before awarding a contract.
4. Windows in 372/382--Window installation in one and two bedroom apts. is underway in 382. No decision has yet been announced by the sponsor as to when the long delayed studio window installation will be scheduled. Residents are frustrated by the delay and worried about possible mid-winter installation since reportedly the the new picture windows agreed in August have not yet been ordered.

If health or other hardship make the window installation difficult for tenants at present, please inform management (in

writing if possible--keep a copy) and let PWVTA know. 662-2610.

PWVTA presented management with a bagful of nails and glass found on the grounds and parking lot of 382 from careless handling during the window installation. Management said they would resolve the matter immediately.

5. Pigeons--In response to our May request, Management will post "Please Don't Feed the Pigeons" signs in strategic spots. Both PWVTA's newsletter and Management's monthly flyer included articles on pigeons. A few tenants have put out poison: Please Don't. It is illegal, subjects us to fines, and kills other creatures.

6. Possible Newspaper Recycling -- There is support in all seven buildings for this, including from owners. Discussions have been initiated with Management and with City agencies for EZ-PAK pickup. PWVTA will continue to try to get this volunteer program into action.

7. Rats, Mice and Waterbugs -- Management said they would immediately try to deal with rats reported both inside and outside 784. They followed up tenants reports of rats on Columbus Ave. by putting poison around the empty stores they own. The infestation of mice and waterbugs in the apartments of 382 residents (floors 1-3, west wing) has been reported for action both by PWVTA to Park West Mgt. and by the Condo Board to Brown, Harris, Stevens.

8. Follow-up of June Water Stoppages -- PWVTA's June 27 letter to NYC's Water Commissioner Schultz was answered in an August 9th letter saying that the Department had completed construction of new water mains in the area which had contributed to the water failures in five PWV buildings during several days in June. The Department also conducted a valve survey in the area. The Department noted that the pressure problem was also caused by the failure of PWV pumps. Management has serviced pumps and cleaned the tanks in all of the buildings and reports no further pressure problems during the hot days in July and August.

9. Garbage Collection -- At tenants urging the dumpster in the parking area of 372 is being picked up at a later time (between 6:00am and 7:00am). Keep us posted.

10. Incinerators -- Instructions have been posted in PWV incinerator rooms following PWVTA's request. 784's incinerator which had a violation and was closed for repairs is still smoking heavily at least three times per week. Management said they would follow up immediately. Please report any other problems.

11. Condition of Trees -- Tenants have observed that PWV trees are in need of professional pruning in order to prevent loss of bushes and trees. We have communicated this to management.

12. Noise on 100th St. -- PWVTA and affected tenants will initiate contact with the Police Dept. Community Affairs Officers and Council, Douglas Houses Tenants' Assn., and where possible with the noisemakers to reduce street noise.

13. Tiles in Columbus Ave. Buildings -- Management will attempt to install tiles of similar color when replacing damaged tiles.

14. Gas -- Following a gas leak in the main coming into the basement in 792 which resulted in a building-wide gas shut-down last November, PWVTA requested an inspection of all buildings. Management reports its contractor gave a clean bill of health to the other six buildings. Con Ed and the City stated they do not make preventive inspections. New connectors were installed on stoves throughout 792.

15. Air Conditioners -- PWVTA is following up with management on problems raised by tenants during the summer regarding installation, maintenance and efficiency of air conditioners. Tenants who had problems are urged to call the PWVTA hot line 662-2610.

16. Elevators -- A special Elevator Committee to deal with the restoration of elevator service throughout PWV has been established. The Committee will keep the Quality of Life Committee completely informed of its progress.

Robert H. Meissner  
Chair, Quality of Life Committee

**Park West Village Tenants' Association**  
**P.O. Box 20339, Cathedral Finance Station**  
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## UPDATE ON 392/400 CONVERSION PROPOSALS

### Attorney General Now Reviewing Plans

The Attorney General's Office is currently reviewing the 392/400 conversion proposals (the "red herrings") to assess whether the plans disclose all material facts and comply with tenant protection and other laws.

Susan Rifkin, the attorney who reviewed the plans for 372 and 382 CPW, has been appointed to review the plans for 392 and 400. By mid-December, the A-G's office must inform Helmsley whether the plan is acceptable for filing or is deficient and must be modified. Both PWVTA's Legal Committee and the 392/400 Committee are reviewing the plans and sharing their observations. PWVTA will shortly inform the A-G's office of discrepancies, omissions and conflicts noted. All tenants are urged to read the plans for their building before mid-November and to alert PWVTA to any questionable statements or omissions.

### 392/400 Committee Continues Organizing

A 14-member executive board of the 392/400 Committee was elected August 17 by dues-paying members (\$50 initial assessment). The purpose of the committee is to be sure that the interests of all tenants, whether or not they choose to buy, are protected during the conversion. Board Members (seven are also PWVTA members) are:

392 Central Park West	400 Central Park West
Madelin Alk	Lynn Bagg
Tom Brennan	Eric Greenbush
Joseph Kramer	Peter Herman
Toni Y. Lewis	Emily Margolis
Alan Mantell	Liz Pisanichik
Bobbie Peterson	Judith Portnoy
Elizabeth Wilbur	Gayle Robinson

The Committee's legal search committee has considered more than a dozen attorneys. Its engineering committee is in the process of selecting an engineering firm to examine the two buildings from cellars to roof tops, in order to issue a report independent of the sponsor's. Information from the PWVTA questionnaires concerning building conditions will be of help in this effort.

The Park West Tenant is produced by volunteers. Thanks to the editors and writers for this issue who include: W. Armstrong; L. Bagg; J. Bialik; L. Donte; C. Harm; V. Lawrence; R. Meissner; and for layout, D. Learned.

EVERYONE

WELCOME

TO

PWVTA'S INTERNATIONAL DINNER \*\* LAST SATURDAY IN OCTOBER

Saturday, October 29, from 4:00 to 9:00 p.m.

at Trinity Lutheran Church Community Room, 168 W. 100th Street

Come when you wish/Stay as long as you like/Pay at the Door/and Eat your fill

COOK A DISH: We'd love to sample a favorite recipe of yours...  
Please call Nelson Pinero, 663-3779, to say what you'd like to bring.  
(And bring it in foil or disposable pans, please.)

HELP DECORATE: Please call Renee Burley, 866-1780  
--or SERVE: Call Lucille Donte, 662-0723

GOOD FOOD GOOD MUSIC DANCING RAFFLES CASH BAR (soda, beer, wine)

Admission

<u>FUND RAISER</u>	PWVTA Members	\$10.00	
	Other Guests	\$20.00	<u>FUN RAISER</u>

(cont. from p. 1)

Management Orders New Equipment for Columbus  
Avenue Buildings

Assistant Park West Manager James Desdunes informed PWVTA in a meeting and by letter that on Sept. 19 a purchasing order had been given to a supplier for electronic selectors and levelers for the elevators in 784, 788, and 792; that in 6 to 8 weeks the equipment would be delivered; and that work on the elevators would then take place immediately. Desdunes thinks the new equipment should take care of most of the problems in those three buildings.

Tenants in 788 and 792 in response have decided to suspend withholding action in order to see if the elevator problems are solved in the near future.

KEEP REPORTING

Residents in all buildings are urged to continue to report all incidents of elevator malfunction to Mgt. and to PWVTA. Forms should be available in the lobbies of all buildings, but if not, just note what happened and when, and give it to a PWVTA rep in your bldg. or call us at 662-2610. Both PWV Management and the condo boards will be kept apprised. We've made one gain; but your help can make the difference. The elevators still have a long way to go!

NEWS FLASH--Since the above was written we have received reports of two more serious elevator incidents. One woman in 788 was injured as a result of an elevator not leveling. In a similar accident in 372, a woman entered an elevator which had not leveled with the floor, was pitched forward into the elevator, blacked out, suffered serious shoulder breaks in several places and has had to be hospitalized.

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**PARK WEST VILLAGE TENANTS' ASSOCIATION**

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Name \_\_\_\_\_

Building and Apt. No. \_\_\_\_\_ Telephone \_\_\_\_\_

\$35 check for 1988 membership dues enclosed.  My contribution to Legal Fund enclosed

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