

The Park West Tenant

Vol. 14 Number 2

The Newsletter of the Park West Village Tenants' Association

March 1989

PWVTA ANNUAL REPORT

This Newsletter carries reports on the work done by the Park West Village Tenants' Association in 1988 and into 1989. Except for our lawyer, all the work has been carried out by unpaid volunteers: officers, committee chairs, building representatives, and others. As President and Vice President, we thank all of you who have paid dues and contributed to the Legal Fund. We also express our deep appreciation of and to those who have devoted many hours of unpaid work to protecting the rights of tenants and enhancing the quality of life in PWV and the wider community.

- Winifred Armstrong, President
- Florence Wagener, Vice President

Item: An application for a MCI rent increase for roof repair was served on tenants in 372 and 382 over the new year holidays. Tenants are responding to DHCR that they do not think the application is justified as the sponsor promised to repair the roof as part of his conversion offering, did not show evidence of completing the corrections noted as necessary by his own engineer, and 20th floor residents still report leaks.

Item: NYC Water Levels Depleted

NYC Reservoir levels are under 60%--instead of their normal 80-100% at this time of year. That means a parched summer unless we all start conserving now (or it's a very rainy spring).

C O M E O N E C O M E A L L

MONDAY, MARCH 13, Drug Watch Training Session, 8:00 p.m., Trinity Lutheran Church, 168 W. 100th Street.

With crack and drug dealing as close as 101st Street on the North and 96th Street on the South, it behooves us to learn how to effectively identify and report drug activity and work together to reduce it. The Westside Crime Prevention Program has given these 2-hour presentations to many groups. Join us for this one. Admission \$1.

ELEVATORS: Some Progress
Some Stalling

There follows a report from the home front:

372: Violations old and new are still on the record; and a negligence suit is in the offing for a debilitating injury suffered by an owner last Oct. from an elevator that did not level (reported often to Mgt. since early 1987). But hope is on the way, as the 372 condo board has proposed a \$367,000 renovation, and selected a contractor, P-S Elevators, to install new controllers, levellers, indicators, fireman's recall service, etc. Owners have been asked to approve the expenditure from the reserve fund (therefore no MCI), and the work, expected to take 28 weeks, will begin soon thereafter. As one elevator on each side will be closed during the repair, all 372 residents will be asked to keep heavy deliveries and moves to a minimum.

382: A \$340,000 contract is expected to result in renovation of 382's elevators starting this summer, with installation and repair similar to that in 372. Flynn Hill--the company that provides elevator maintenance to the rest of PWV--will do the work, expected to last 16 weeks.

784-788-792: New selectors and levellers were installed in the Columbus Ave. elevators late in 1988, following a series of emergencies reported in the summer and fall, and evidence submitted by tenants to a lawyer in connection with a possible rent withholding action.

(cont. on p.4)

REVERSING THE DECREASE IN
LOW, MODERATE AND MIDDLE INCOME HOUSING

Come hear and discuss the issues with

Dr. Elliott Sclar, Prof. of Urban Planning
Columbia University

Authoring a History of the Upper West Side
(including Park West Village)

PWV made history when Robert Moses converted us

7:45 pm, TUESDAY, MARCH 14, 163 W. 97th

All welcome. PWVTA officers will be elected.

PWVTA MEMBERSHIP ON THE RISE--JOIN US

Last year, on the basis of 1987 membership figures and 1988 expectations, target membership goals were established for each building. It is a pleasure to report that we exceeded 1987 figures by 136 members and ended the year with a total membership of 888 apartments. (Many apartments include more than one member).

With the approval at the Annual Meeting on January 12 of the Board's recommendation that 1989 dues be maintained at \$35.00, this year's membership drive was officially opened. Look for tables in your lobbies, collection envelopes under your doors, flyers posted in your incinerator rooms, pleas in your newsletters, gentle reminders from your floor captains--signs as sure as forsythia is of spring that the PWVTA membership season is upon us!

-- Hedda Fields, Membership Secretary

FROM THE SECRETARY

PWVTA's Board held 12 regular, 2 special and 2 general membership meetings in 1988. Draft agendas were generally circulated a week in advance; minutes and a record of those attending were kept for all Board meetings. An updated membership roster for each building and a monthly income and expenditure statement were provided at each Board meeting. Building representatives (or their alternates) from each building, plus officers and standing committee chairs, have a vote; Board meetings in 1988 averaged about 30 in attendance. Meetings were open to all members.

-- Judith Urrutia, Secretary

AUDIT COMMITTEE REPORTS ALL OK

PWVTA's 1988 Audit Committee (Fred Carlin, Jane Woodbridge, Maeva Yao) audited the Association's 1985, '86 and '87 accounts and reported all were handled appropriately. The Board considered and approved the Committee's report and recommendations at its February 1989 meeting.

TREASURER'S REPORT - 1988

Balance forward from 1987	\$ 2,467.19
<u>INCOME</u>	
Membership Dues	\$30,560.00
Legal Fund	4,113.51
Contributions	\$2,043.00
International Dinner	2,926.48
Special Project: Forum	<u>164.15</u>
TOTAL INCOME	\$35,693.63
<u>EXPENDITURES</u>	\$31,526.45
<u>SUMMARY</u>	
1987 Balance + 1988 Income	\$38,160.82
1988 Expenditures	31,526.45
Balance (12/31/88)	6,634.37
Outstanding Legal Debt	5,792.83

-- Mary Gay Harm, Treasurer

A detailed copy of the PWVTA Treasurer's Report is available on request.

THE COMMITTEES REPORT

LEGAL --

In order to control legal expenses in 1988, members of the legal committee, building representatives and other volunteers gave generously of their time and talents to address many issues affecting tenants in the complex. Much work was accomplished by volunteers. Our legal expenses for 1988 totaled just over \$3,000; the Association paid off \$20,000 on its legal debt, reducing it to less than \$6,000 by the end of 1988. Over 100 members contributed to the Legal Fund, for which a unanimous vote of thanks!

The year's work began with the threat of a Major Capital Improvement (MCI) rent pass-along to tenants of 372 and 382 Central Park West for new windows. An opinion was requested and received from the New York State Attorney General supporting the Tenants' Association position that an MCI was out of order, based on the sponsor's black book statement that the work would be done at his "sole expense." To date, no MCI application has been filed by the landlord.

Throughout the summer and fall, the legal committee took on the major task of analyzing the "red herrings", the preliminary offering plans for condominium conversion of 392 and 400 Central Park West. Members analyzed sections of the red herrings to determine impacts on non-purchasers, sponsor disclosure of building conditions, land use in and abutting the properties and other relevant issues. To date, PWVTA has submitted four letters to the Attorney General, calling for changes, increased information and sponsor disclosure before black books can be issued. The Attorney General's initial list of deficiencies, requiring correction before the black book will be accepted for filing, included issues raised by the Association. On-going communication with the Attorney General and the 392-400 Committee will continue.

The committee initiated work on Parking Spaces, setting up a sub-committee to address the issue with management (see Parking Space article). We are awaiting an advisory opinion from the Division of Housing and Community Renewal (DHCR) on the rights of tenants to parking spaces before, during and after conversions.

Additionally, the Tenants' Association continues to be a driving force on legislative issues, working with city-wide groups in pressing the state legislature for legislative changes and new tenant protection legislation.

-- Florence Wagener, Chair

PUBLICATIONS

- o Eight regular newsletters were distributed to the 2,500 PWV apartments; to our elected State and City representatives; and to related tenant and community organizations.

ACTION --

- o joined and worked with New York State Tenant and Neighborhood Coalition (NYSTNC) and the Tenant Unity Coalition to hold the line or improve on state and city legislation protecting tenants.
- o PWVTA reps joined hundreds of tenants state-wide for a May day of lobbying in Albany; and marched in December with the Housing Action Campaign.
- o testified or provided written info to the Rent Guidelines Board, City Council, Division of Housing and Community Renewal (DHCR), Community Board #7 and our political representatives on such issues as rent stabilization, MCI's, warehousing, commercial rent guidelines, etc.
- o developed closer contact with community groups and our neighbors in Douglas Housing and Mitchell-Lama buildings on issues ranging from security to tenant legislation.

SOCIAL --

- o organized PWV International Dinner, with Lucille Donte as chair, which netted good food, good friends, a lovely ambiance and over \$2,000 toward the Legal Fund.
- o co-sponsored a Jazzmobile August performance on 100th Street.
- o oversubscribed a fascinating and informative Central Park tree walk.

QUALITY OF LIFE

- o A 7-page Building Questionnaire was distributed to all PWV tenants in the spring and early summer. Yeoman work was done analyzing the responses from all buildings during the fall. Information on building problems was provided to the Attorney General and to the Engineer for 392/400 in connection with the proposed conversion. Follow up representation to management and city agencies is underway. The Questionnaire Committee is proposing to prepare a pamphlet on the services to which tenants are entitled in PWV (and how to get them).
- o PWVTA responded to the mounting burglaries and thefts in PWV in late 1988 by appointing representatives in each building to a Security Committee, organizing crime prevention training sessions in building lobbies with police and PWV Security participation, developing a file of information on crime patterns (shared with police and PWV Security), getting commitment to security improvements from Management and publishing a special issue of the newsletter on security.
- o A Playground Report and Recommendations--based on a questionnaire to all residents and shared with the 372 and 382 condo boards--are serving as a take off for discussions of repairs and improvements in all playgrounds.
- o New sidewalks and new mail boxes on 100th Street, action on water stoppages, air conditioner installation, lighting repairs, noise reduction, heat restoration, pigeon inspection and deterrents, incenerator use signs, vent and venetian blind cleaning, helping put to rest the proposed fences around and between PWV buildings and getting fences moved on 97th and 100th Street to diminish dog litter...these and scores of other matters occupied the Q of L Committee.
- o Thanks to all those tenants (and owners too) who alerted us to problems and helped research and resolve them.

The Committee was chaired until Sept. '88 by Robert H. Meissner; Lynn Bagg, Vice Chair, has been Acting Chair since.

(cont. from p.1)

Tenants report some improvement in 784 and 788, but some problems continue as the new equipment has not yet completely synchronized with the old. In 792, problems of elevators stopping on every floor or swinging from bottom to top and back with no stops, of not levelling or not opening, continue to be reported.

392 and 400: Management says the elevators work well; tenants say they don't. As a result of PWVTA's detailed submission, the A-G has asked for a detailed reinspection of elevators (and roofs) before the black books may be issued. The 392/400 Committee's engineer--with whom all PWVTA's elevator info has been shared--has also noted deficiencies and is preparing a comprehensive report. 400 has continued to file with DHCR scores (now hundreds) of reports on errant elevators and asked for a continuation of its 1987 case requesting a reduction in rent. That case was responded to by new shivs and cables being installed in 392 and 400, but still indicators don't indicate, cars don't level, doors don't open, etc. and tenants are paying the landlord for services they are not receiving, while the sponsor hopes to sell the buildings with elevator problems left to the subsequent owners to repair, as in 372/382.

CALL MANAGEMENT AT 222-5211 AND REPORT ELEVATOR PROBLEMS AS PRECISELY AS POSSIBLE. Also call PWVTA Elevator Chair Carl Harm 866-2965 from 1-10 p.m. and inform him of what you have told management. In a meeting with PWVTA's Win Armstrong and Carl Harm on March 9, PW Asst. General Manager James Desdunes said Management would try to get specific elevator problems repaired quickly if tenants would report them promptly and precisely. He provided a special number (above); however, tenants may report on other Management numbers also.

SOME USEFUL PWV TELEPHONE INFO:

Security: 222-4300 or 222-4335
Maintenance (Day and 5 pm-12 pm) 222-5939
Management and Rental: 222-5121, 222-5096
Elevators Problems: 222-5211
372 Concierge: 662-0659
382 Concierge: 749-8828
Brown Harris Stevens Mgt.: 222-0062
Outside Emergency Phones to call Security or Police are located on the sides of 792, 372, 400.