

The Park West Tenant

Vol. 19, No. 8

The Newsletter of the Park West Village Tenants' Association

December 1994

COLUMBUS AVENUE BUILDINGS:

RENTS STILL FROZEN

For those tenants who signed the reduction in services complaint, the rent roll back remains in effect. Lease renewals do NOT increase the monthly rent to be paid (but do pay the deposit increase). The rents will remain frozen at the 1991 or 1992 rent until DHCR (Division of Housing and Community Renewal) issues a rent restoration order. When that happens, PWVTA will advise tenants on rent calculations.

The PWVTA PAR of the rent reduction order seeks to have DHCR address the reduction of security services with more specificity.

The landlord's PAR alleges that the rent reduction order should be revoked because the maintenance decreases do not warrant a rent reduction. PWVTA has responded to this PAR. If DHCR overturns its original order, tenants might have to pay the arrears shown on the monthly rent bills.

If DHCR rejects the landlord's PAR, tenants will be able to take the retroactive rent reduction due them.

PWVTA has spent over \$20,000 for legal fees to fight the landlord's actions. Therefore we need donations to the Legal Fund. Your help will be greatly appreciated.

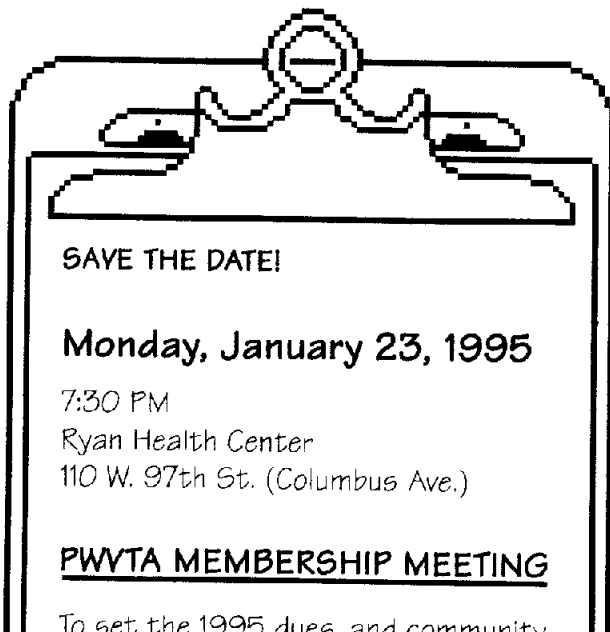
WHAT PATAKI'S ELECTION MAY MEAN TO RENT-STABILIZED TENANTS

Governor George Pataki has said privately that he believes that vacant rental apartments should be decontrolled. According to a recent article in Crain's magazine (Nov. 14-20, 1994), Pataki is being hailed by real estate organizations as the answer to their prayers. Publicly Pataki is opposed to the 10% capital gains tax on real estate sales.

It is expected that he will make his move when rent controls are up for renewal in 1997. It is said that, although Pataki doesn't oppose all rent regulations, he will undoubtedly further reduce the luxury \$2,000 per month rent decontrol and the \$2,500,000 minimum their renters must earn which was included in the rent control bill passed in Albany this year. Some of his top advisers are former real estate developers.

It is also expected that if the Urban Development Corp. (UDC), is revived, it will benefit where he received 70% of the votes he needed, and not NYC.

Tenants will have to be well-organized and prepared to go to Albany in far greater numbers than ever before in 1997.



AILING REFRIGERATORS

The hot line has been getting calls about old refrigerators breaking down—gradually—or management replacing these with other old refrigerators which develop problems. If you have any difficulty, you would do well to buy a thermometer to keep in your refrigerator to keep track of how well it is cooling. The inside refrigerator temperature should be no more than 40 degrees F. and the freezer should be zero degrees or less.

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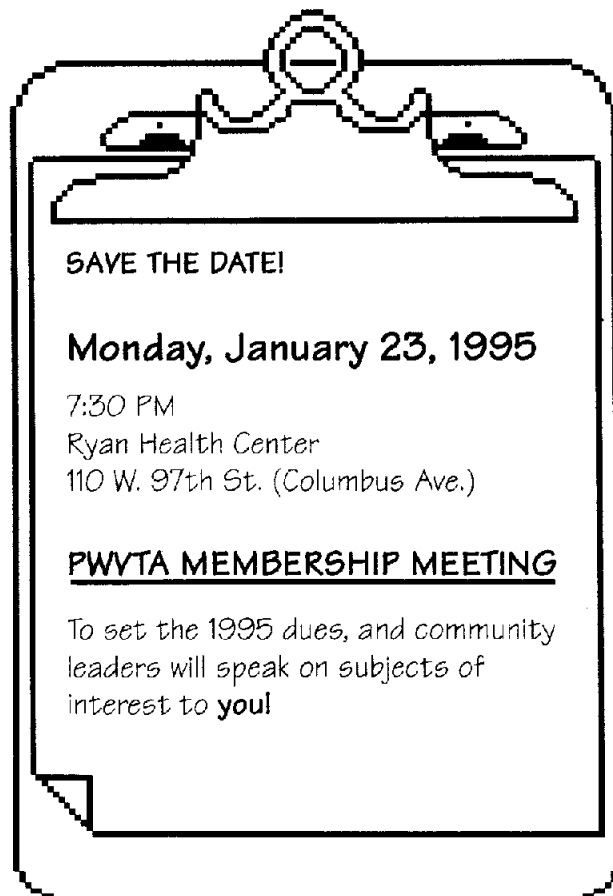
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Happy New 1995!

REMINDER . . .

SEND YOUR CHECK TO NYSTNC!

Rent stabilized tenants at Park West Village recently received a letter from PWVTA President Pat Graham, and a letter from Michael McKee of the New York State Tenant and Neighborhood Coalition (NYSTNC). These letters explained the danger to the continued existence of rent stabilization, and urged you to send a contribution to NYSTNC to support its lobbying and advocacy efforts. You owe it to yourself, and to your pocketbook, to help NYSTNC keep rent stabilization on the law books.

If you have not yet sent in your contribution, please do so now! Make your check payable to NYSTNC and mail to : NYSTNC, 505 8th Avenue, 24th Floor, New York, N.Y. 10018-6505.

Please fill out the reply card that was enclosed with the appeal letter, or include your name and complete address. Thanks for your support of this important organization.

PWVTA MEETINGS

Tuesday, January 17th:

- 7:30 PM Quality of Life Committee
- 8:15 PM Legal Committee
- 9:00 PM Publications Committee

Thursday, January 19th:

- 8:00 PM Executive Board Meeting

All at Ryan Health Center (97th St., near Col. Ave.)

Produced by the PWVTA Publications Committee. Contributors include Pat Graham, Emily Margolis, Bob Meissner, and Chuck Tice. To help, please call 662-2610.

PACKAGE DISAPPEARS IN 400 CPW

In September a PWVTA member was told that her package was received but the concierge could not find it (no one else had signed for it). She was told that the condo by-laws stipulate that the building is not responsible for packages which are signed for by the concierge when they are delivered. They are then kept in a room where only building personnel have access.

The tenant wrote a long letter of complaint. In response Akam Associates (the management company) sent a memo to everyone stating that "the Condominium accepts no responsibility for the ultimate delivery of the package to you." Further, "In the past two years, I believe, we had two incidents where packages were lost."

QUALITY OF LIFE COMMITTEE REPORT

Incinerator Rooms

The Committee has received complaints from tenants concerning conditions in the incinerator rooms. Please put wet garbage and paper in the incinerator chute, newspapers should be put on the shelf in the room and materials to be recycled in the blue container. Large bags (5-gallon and larger) should be taken to the basement and put in the appropriate blue containers or near the outside basement door. No waste materials should be left in the hallways.

Noise

Within the buildings from 8:00 AM to 11:00 PM you must deal with a reasonable level of noise. However you don't have to put up with screaming, blaring sounds at any time. If the problem is within the complex, call security at 222-4300. Screaming car sirens, boom boxes and other loud noises should be reported to the 24th Precinct at 678-1649 or 678-1845. If no response, call 678-1811.



PLEASE RETURN THIS MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE

OR MAIL TO:

Park West Village Tenants' Association
P.O. Box 20339, Park West Finance Station, New York, NY 10025

Name

Building and Apt. No.

Telephone

..... \$35 check for 1994 dues enclosed, payable to PWVTA. Other amount: \$

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..... Contribution to Legal fund: \$

If you cannot make full payment of your annual dues, please pay what you can.
Your membership card will be delivered to you.