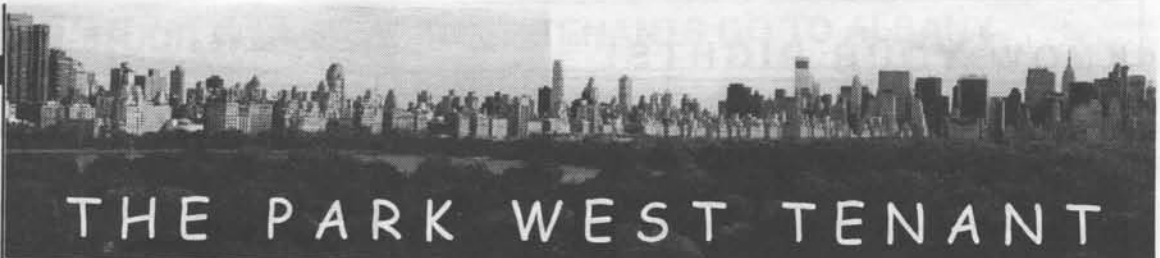


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THE PARK WEST TENANT

PWVTA and Stellar Management Off and Running

Following the assumption of ownership of PWV by Stella Management, which was announced to tenants by Certified letters, the Tenants Association and Stellar Management exchanged cordial letters and memos expressing the desire to work together to achieve common goals of improving conditions at Park West. This hopeful atmosphere was disrupted in the middle of March, when hundreds of tenants again received certified letters, this time notifying them that they were in arrears on their rent. The tone and language of these letters was threatening. After receiving several calls from concerned tenants, Mary Livingston, President of the PWVTA, apprised Robert Anderson, PWVTA lawyer, of the situation. He immediately sent a letter to Stellar Mgt., pointing out that their action constituted harassment of tenants. He also suggested it might be useful for Gloria Huachamber, project manager of Stellar PWV Mgt., to meet with officers of the Tenants' Association. A meeting was arranged for April 5. Since, in those cases where the Tenants' Association was contacted none of the tenants actually owed any arrears, the question of why management felt it necessary to take such a threatening attitude arose. At the April 5 meeting, Ms. Huachamber claimed that the records Helmsley turned over to the new management were incomplete and unclear, and she needed to speak to the tenants involved to clarify the records. In her opinion, a strongly worded letter was required, because she believed tenants would ignore a simple request to call the management office. She also said there will not be any more mass certified mailings.

At the April 5 meeting, and at building meetings in 784, 788 and 792 Columbus Ave., Ms. Huachamber informed us that discussions were in progress with various companies to upgrade the elevators, to provide larger, more secure mailboxes, and to change contractors for the laundry room.

In response to questions and suggestions from tenants at the building meetings, she also said that the security guards would wear ID badges, and that tenants would be notified when outside contractors were at work in the buildings. In addition, a new system for reporting evening and weekend problems is also being tested. Management expects that the new system, once operational, will increase accountability and lead to better service. Tenants will be notified by management of the date it is to be implemented.

Currently, **ALL** problems (including **maintenance**) should be reported to the management office at 222-5121. All building-wide problems should be reported in writing to management with a copy to your PWVTA building representative. A list of the Building Reps is in this issue.

CITY COUNCIL EXTENDS RENT REGULATION

Before the March 31 deadline, when rent regulation in New York City would have expired, the City Council voted for, and the Mayor signed, a three-year extension of the rent control and rent stabilization protections which cover 1.1 million apartments. An important new provision was added, requiring landlords to furnish initial tenants of deregulated apartments (rents of \$2,000 or more) with detailed notices showing how the apartments became decontrolled. This provision will enable tenants to check the rent history of the apartment and the calculations, and, if warranted, challenge the deregulation.

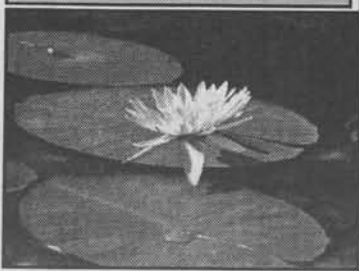
Organized tenant pressure upon the Council members and the City Council Speaker Peter Vallone was critical to the renewal and strengthening of tenant protection. PWVTA, together with New York State Tenants and Neighbors, Metropolitan Council on Housing and City Wide Tenants' Coalition joined in forming a large and vocal presence at a series of hearings held prior to the new law's passage.

During the next two years, tenants must make their voices heard in an effort to find ways of ensuring that additional affordable housing will be created in New York City, which now has an apartment vacancy rate of 3.19%, and far less in middle-class housing.

Rent continue on page 2

FOOD FOR THOUGHT

Be brave enough to live life creatively. The creative is the place where no one else has ever been. You have to leave the city of your comfort and go into the wilderness of your intuition and imagination. You can't get there by bus, only by hard work and risk and by not quite knowing where you'll wind up. What you'll discover will be so wonderful. What you'll discover will be your SELF!



*Happy
Mother's
Day
To You All*

KNOW YOUR RIGHTS!

Since the takeover of Park West Village by Stellar Management, many tenants have raised questions concerning their legal rights, especially regarding the status of sublessees. A letter or notice from management does not necessarily have legal force. We advise all tenants to investigate their legal rights before acceding to demands from management that they consider contrary to their interests.

The rights of tenants in rent-stabilized apartments (including tenants whose names are not on the lease) are outlined in New York State and New York City housing law and regulations promulgated by the New York State Division of Housing and Community Renewal (DHCR). A wide selection of fact sheets on various aspects of tenant rights can be downloaded from DHCR's internet web site:

<http://www.dhcr.state.ny.us/ora/pubs/orafac.htm>

These fact sheets are also available from the DHCR offices at 25 Beaver St. (480-6238 and 163 W. 125 St. (961-8930). The Rent Information Hotline number for rent stabilized apartments is (718) 739-6400.

Additional information is also available at the Tenant Net web site: <http://www.tenant.net/>

In future issues, we will use this column to discuss specific issues of tenants' rights.

Stay tuned!



CITY COUNCIL EXTENDS RENT REGULATION (from page 1)

Another tenant issue is repeal of the Urstadt law, so that New York City could have home rule and not depend on New York State approval for rent protection.

In 2001, there will be a major upheaval as races for City-wide offices take place. Lobby Day 2002 will also be of critical importance in the struggle to continue tenant protections. We must continue pressuring candidates for offices and all public officials empowered to ensure that we can continue to afford residing in our apartments.

ARTS AND CULTURE "Not to be Missed Exhibits"

Spring is in the air, and New York City's gardens and museums are singing the airs of Spring.

Spend "April in Paris" at the Metropolitan Museum of Art (212-535-7710). "Painters in Paris, 1895-1950, is a breathtaking exhibit of more than 100 paintings by Braque, Chagall, Dubuffet, Matisse, Miro, Modigliani and others who shaped the art of the 20th century. Through December 31.

After touring Paris, go upstairs to the Met's outdoor roof garden. Here you can sit, relax, and sip cappuccino. Imagine yourself to be in a Parisian cafe while taking in the David Smith sculptures and enjoying panoramic views of Central Park. May 16 until late Fall, weather permitting.

A bit further uptown on 5th Avenue, you'll hum "I Love Paris in the Springtime" as you enter the Jewish Museum (212-423-3200). "Paris in New York: French Jewish Artists in Private Collections" exhibits works of 12 artists from the Parisian art scene of the early 20th century. Included are paintings and sculptures by Modigliani, Soutine, Chagall, and Lipchitz. Through June 25.

For a glorious array of "Flowers that Bloom in the Spring ... tra-la ... tra-la...", visit the Conservatory Garden (212-360-2766). This gem, situated within Central Park at 5th Avenue and 105 Street, gives visitors the feeling of being in a gorgeous English garden, replete with flowers, plantings, fountains, and benches. Open daily April 6 - October 26. Guided tours available Saturdays at 11 a.m.

And now, to feel "Younger than Springtime", amble through the magnificent grounds of the Brooklyn Botanic Garden (718-623-7200). Thousands of daffodils and tulips are currently in full evidence, but be sure to catch the spectacular annual May blooming of groves and groves of cherry trees.

NEW ROUTE FOR M10 IN EFFECT

M10 Bus Route has been divided into two overlapping routes. The M10 bus operates from 159th Street to 31st Street and Penn Station. The M20 bus operates from 63rd Street at Lincoln Center and ends at Battery Park. PWV tenants who use the overlapping routes and need to go crosstown will have to pay another fare.

For more information, call 718-330-3322

OLD FACES MISSED

New security staff has replaced the long-time force on the Columbus Avenue side of PWV. The former security officers, several near retirement, were given their accrued retirement and vacation benefits plus six months severance. A number will also be eligible for unemployment benefits, if needed. The PWV maintenance staff, which services

the three Columbus Avenue buildings and rent-stabilized tenants in the CPW buildings, was also reduced. Maintenance staff released also received their accrued benefits and six months severance.

Some of the security and maintenance staff had worked in PWV for up to 30 years. We thank them for our long association, and wish we'd had a chance to say farewell.

This PWVTA newsletter issue was prepared thanks to:

Jacqueline Brown
Vivian Dee
Clare Dockery
Dan Dunbar
Bette Kerr
Mary Livingston
Emily Margolis
A.Raheem Sami

**PARK WEST VILLAGE
TENANTS' ASSOCIATION
HOTLINE NUMBER:
662-2610**

RGB Hearings - Here Again

The Rent Guidelines Board (RGB) has begun its annual charade.

An article in the New York Times on April 12, 2000, stated that according to the RGB's Annual Report 'the landlords of the one million rent-stabilized apartments in New York City enjoyed record high income coupled with the smallest increase in expenses in nearly a decade in 1998. Another RGB publication indicates that landlords of rent stabilized apartments are making substantial profits - better than they have in years.

We will undoubtedly hear that fuel costs were very high in the winter of 2000 and therefore a large increase is justified. However, the RGB has given landlords increases year after year, even when its own staff said no increases were necessary. The RGB does not fairly represent tenants and we therefore must be sure our side is heard

Tenants must attend the hearings and let the RGB know that NO rent increases are justified and that there should be NO surcharges on apartments renting for \$500 or less (no 'poor tax'). People living in those apartments are the least able to afford higher rents.

The schedule for the remaining hearings is-
May 8 . 5:00 pm -9:00 pm Proposed Guidelines NY County Lawyers' Assm/. 14 Vesey St., Manhattan; Preliminary vote, tenant turnout needed.

June 15, 10:00 am- 9:30 pm Public Meeting, Great Hall Cooper Union, 7 E. 7th St and tenants need to testify. (This will probably be divided into a morning session for loft tenants and an afternoon session for rent stabilized tenants.) If you plan to testify, call the RGB 212-385-2934 to register and to find out if there is a change in schedule. Tenant turnout needed.

June 22, 5:00 pm - 9:30 pm, Great Hall , Cooper Union,
FINAL VOTE, Tenant turnout needed.

ELEVATORS

Malfunctioning elevator incidents in the Columbus Avenue buildings continue, the most frequent problem now seeming to be passengers stuck inside for extended periods of time. Shuttering and jerky movement of the elevators is also a concern of tenants. There is reportedly an elevator repair company on-site throughout the day, but they are up against installations that have exceeded their life cycle.

The new Management promises to improve the situation with new cables, controls and other elevator equipment items. Time will tell.

In the meantime, tenants are requested to notified management and to continue to submit complaint reports to any PWVTA representative giving the nature of the elevator incident, con sequences, date, time and follow up corrective action. The PWVTA will officially inform Management of the factual situation by letter in order to maintain a paper trail.

TENANTS GO TO ALBANY

Tenants will go to Albany on Tuesday, May 23, to pressure legislators to strengthen rent regulations and to improve the status of all tenants in New York State.

The most important demand is to repeal the Urstadt Law which severely restricts the NYC Council's ability to make rent regulations more tenant friendly. Control of rent laws for NYC must be determined by NYC Council..

Other demands are: repeal luxury and vacancy decontrols (decontrol of an apartment when the rent reaches \$2,000, 20%+ increase when a new tenant moves into an apartment)
• make major capitol improvement increases (MCIs) temporary surcharges • extend rent regulations to include newer buildings, Mitchell-Lama rental buy outs, buildings with fewer than six units, and Section 8 housing • extend Senior Citizen Rent Increase Exemptions (SCRIE) to non-elderly disabled and low income tenants • increase the SCRIE income limit and decrease the percent of income that must be paid (S4994/A2976) • stop all Mitchell Lama buy outs for 50 years • restore funding for the cost of operation of public housing (NYCHA) and give NYCHA residents seats on the NYCHA Board.

AND, NYS legislators must help tenants get housing on the political agenda nationally as well as in NY State.

Come to Albany and make your opinions known! Help to extend rent regulations and give control of NYC rent regulations to the NYC Council.

Sign up to go to Albany on May 23. Buses will leave from the neighborhood at about 7:30 am and will return about 7:00 pm The fare will be \$20.00. For more information call Clare Dockery (212-866-6061) or PWV Hotline 662-2610

MANAGEMENT CHANGES IN THE CONDO BUILDINGS AS WELL

New management companies have been appointed in 382 and 400 CPW.

Each of the four CPW buildings in PWV now has a separate management company. The Security force and the central playground are still shared by all four buildings.

REMINDER TO RENT STABILIZED TENANTS IN THE CONVERTED BUILDINGS

Remember that you are entitled to all services that were available prior to conversion. This means that you do not have to pay any fees for such things as removing large objects, moving out or use of the elevator for deliveries. Building staff and condominium board members are not always aware of this. You need to let them know if any such charges are imposed.

PWVTA WHO'S WHO

OFFICERS

President	Mary Livingston	784, 5B	749-6651
Vice President	Emily Margolis	400, 12Y	864-5996
Treasurer	Vivian Dee	788, 8-0	864-0632
Secretary	Scott Searfoss	792, 5-O	222-0015
Membership Secy	Daphne Myers	784, 1B	666-3615

COMMITTEE CHAIRPERSON

Legal	Sherman Greene	788, 8L	222-3864
Financial Planning	Mary Harm	784, 10G	866-2965
Action	Clare Dockery	792, 11G	866-6061
Publications	Jacqueline Brown	784, 9-0	662-7758
Social Activities	Lucille Donte	792, 16A	662-0723
Quality of Life	Dori Jacobs	784, 1C	
Good Will/Wellness	Rene Burley	788, 9E	866-1780

BUILDING REPRESENTATIVES

784			
Donnia Mussenden	3J	222-6392	
Sammy Elashmawy	4D		
Dan Dunbar	4E	864-6397	

788			
Sylvia Friederich	11T	666-2459	
Rene Burley	9E	866-1780	
Sherman Greene	8L	222-3864	

792			
Lucille M. Donte	16A	662-0723	
Joan Hodge	10J	866-0425	
Robert H. Meissner	2A	749-4695	

372			
Vickie Friedman	14J	865-7655	
Susan Jarvis	4J	866-4727	
Palmer Tome	15R	865-8538	

392			
Florence Washington	2E		

400			
Judi Block	9D	663-4420	
Bess Mitchell	18K	865-6170	
Gustina Scaglia	5A	865-2953	

ALTERNATES

William Dotson	7K		
Ron Maken	11C	865-5255	
Maxine Spence	11G	666-5365	

Maureen Benez	10F	678-5151	
Paul Jones	2C	749-3905	
Carol Stanczak	5N	866-0707	

Elizabeth Boyd	14T	749-5312	
Scott C. Searfoss	5-O	222-0015	
Jane Woodbridge	9C	663-7339	

Charles Berger	3K	865-7610	
Francine Brewer	10P	865-8979	
Ruth Spitz	19N	866-6977	

Selma Lewis	17E	663-4199	
Emily Margolis	12Y	864-5996	



VOLUNTEERS NEEDED

PWVTA is looking for volunteers to assist with the Newsletter in the areas of editing, layout, typing articles. If you are interested, please call Jackie Brown, 662.7758

PWVTA MEMBERSHIP: Your membership counts. If you have not yet joined the PWVTA for the Year 2000, please do so. If you are already a member, thank you for your continued support and involvement.

PLEASE RETURN THIS MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE or MAIL TO:
Park West Village Tenants' Association, PO Box 20339
Park West Finance Station, New York, NY 10025-0339

Name _____ Building _____ Apt _____ Telephone _____

Please make check payable to PWVTA. Year 2000 membership dues are \$40 and contributions to the legal fund are needed. If you are unable to pay \$40, please pay what you can. Your membership card will be delivered to you.