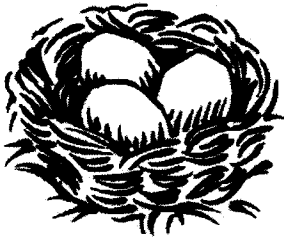


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FOOD FOR THOUGHT

THERE IS NOTHING TOO GREAT OF ACCOMPLISHMENT FOR THE MAN WHO KNOWS THE POWER OF HIS WORD, AND WHO FOLLOWS HIS INTUITIVE LEADS.



THE PARK WEST TENANT

TENANT INVOLVEMENT BRINGS RESULTS

The petition many of you signed and the letters we sent to local housing and political officials proved effective. As a result of these communications, Gary McMunn of the New York City Department of Housing Preservation & Development (HPD) called a meeting of representatives of PWVTA, Gloria Huachamber, Park West Village property manager, and Daniel Camejo, Urban Housing Specialist at the Manhattan Valley Development Corporation (MVDC). The meeting, held on January 27 at the local office of MVDC, was devoted to deteriorating maintenance and services at the Columbus Avenue buildings, and specifically to the six issues listed in our petition.

Ms. Huachamber agreed to correct the problems we cited concerning security, compactor rooms, clogged drains, laundry rooms, and ventilation fans. She also promised us that a major overhaul of the elevators will begin early in June, and that tenants will be notified well in advance of the specific timetable for repairs. Mr. McMunn of HPD agreed to monitor the progress of the renovations.

All participants at the meeting agreed that documentation of problems is crucial to insuring that they are corrected. Therefore, we strongly urge tenants to report problems immediately not only to management and to PWVTA, but also to the appropriate city agencies.

Continued on page 2

PWV HISTORY GROUP REACHES OUT

The Park West Village Neighborhood History Group has in its first year organized a series of walks and talks and begun a community history file for the Bloomingdale Public Library on 100th Street.

Its oral history project has run five training workshops and begun a series of recorded interviews with people who have and are contributing to neighborhood history. Working with Cooper Hewitt Museum on their school program "bridging neighborhood and community", the Group will participate in a summer workshop for teachers and explore building a program with local schools.

If you would like to know more, call 865-3078.

FUNDRAISING DRIVE EXCEEDS GOAL

Thanks to the generosity of many tenants, the fundraising goal of \$10,000 was exceeded by a couple hundred dollars. We are most grateful for your contributions, and look forward to your continued support of the financial needs of PWVTA.

VOLUNTEERS

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

NEEDED

REPORT ON ANNUAL MEMBERSHIP MEETING

The membership meeting was well attended despite the last minute change in location. The following highlights of the year 2000 were reviewed by Emily Margolis:

- Feb.** Sale on February 28 of Park West Village to Stellar Management.
Attempt by the Association Executive Board to establish a good working relationship with the new management.
All PWV security force and several maintenance personnel were permanently relieved of their duties.
- March** Certified threatening letters sent to tenants erroneously claiming arrears.
- April** At meeting with management, commitment was made to upgrade the elevators, improve the laundry room and install new mailboxes.
- May** At emergency membership meeting, issues of lease renewal, interference with deliveries and new requirements for getting mail from the package room were addressed. Members voted to take legal action. Judge dismissed the case without prejudice and concluded that the issues be submitted to DHCR.
- July** Tenants in 788 Columbus were notified that Con Ed would turn off electricity in the public areas of the building because Stellar had failed to register as owners of the building and to pay the required deposit.
- Fall** Stellar offered tenants in rent stabilized CPW buildings \$10,000 per room to vacate the apartment. This offer was far below the \$150,000 offered for a two-bedroom rent stabilized apartment in Lincoln Towers.
PWVTA membership increased by over 30%



3/15/01 Annual membership meeting. Due to unforeseen circumstances, neither scheduled speaker could attend the meeting. This presented an opportunity to open the floor for questions and answers which Sylvia Friederich, Chair of the Legal Committee, led. Many tenants who attended the meeting remarked that it had been very informative. At the meeting, Robert Meissner presented an unchallenged slate of five officers who were elected without opposition or abstentions as follows:

President: Vivian Dee
Vice President: Mary Livingston
Secretary: Dan Dunbar
Treasurer: Emily Margolis

RENT GUIDELINES BOARD HEARINGS AND MEETINGS

It's that time of year again--the Rent Guidelines Board (RGB) is preparing to make a decision about rent increases for 2001-2002.

On Monday, April 30, experts will testify from 9:30 am to 5:30 pm. To call attention to this hearing in particular and the RGB hearings in general, there will be a demonstration that day from 5:00 pm to 6:00 pm at the Fire Department auditorium, 9 Metrotech Center, Brooklyn. The preliminary vote will be on May 3rd from 8:30 to 9:30 pm, same place.

TENANTS CAN TESTIFY ON WEDNESDAY, JUNE 13 FROM 1:15 pm to 6:00 pm, and from 8:15 pm to 9:45 pm at Langston Hughes Auditorium, Schomburg Center, 515 Malcolm X Boulevard. If you want to testify, please register with the RGB, 212-385-2934.

Again, it is **IMPORTANT** that tenants testify and make their presence known. There is a good chance that there will be a tenant-organized press conference that day.

The **FINAL** vote will be on Wednesday, June 20th from 5:30 to 9:30 pro at the Great Hall at Cooper Union (7 East 7th Street - corner of 3rd Avenue).

There are other hearings and meetings. If you would like a more detailed schedule, or if you would

like to be on the mailing list of the RGB, please call 212-385-2932 **PLEASE NOTE ALL TIMES AND PLACES ARE SUBJECT TO CHANGE. PLEASE CHECK WITH MET COUNCIL -212-693-0553 for any last-minute changes.**

TENANT INVOLVEMENT from page 1

CALL THE CITY AGENCY FOR COMPLAINTS

HPD Central Complaint Line (24 hrs) (code violations, including heat, hot water & ventilation fans)

212-960-4800

Elevator Department (faulty elevators) 212-227-7000

Pest Control (rodents) 212-442-9666

Dept. of Environmental Protection (air, noise, water, hydrants) 718-337-4357

Sanitation (waste disposal & recycling) 212-219-8090

Poison Control (24 hrs) (poisoning) 212-340-4494

25th ANNIVERSARY CELEBRATION

A capacity crowd turned out to celebrate 25 years of dedicated work of the PWVTA. The Celebration was held at the Manhattan Indian Restaurant on 97th & Columbus Avenue.

The Association was organized in 1975 in response to an application from the manager, Helmsley, for a hardship rent increase. Maggie Peyton, who was the honored guest at the Celebration, spearheaded an effort to organize the tenants to fight the increase. With the slogan, "NOT A CENT OVER THE RENT", PWVTA was successful in its fight. Thus, a strong tenants' organization was formed to fight for fair, affordable housing. There have been several successful efforts since 1975, including the landmark case under Warranty of Habitability Law, in which PVTVTA provided the test case.

WE HAD MUCH TO CELEBRATE!



CPW BUILDINGS CHANGE SECURITY ARRANGEMENTS

In the four CPW buildings, security guards who patrol the grounds may no longer be called to come into the buildings to help residents who may have been injured or taken sick suddenly, nor to check on noise, gas smells, or the range of other problems they formerly could be called to assist with.

This decision was made by the presidents of the four condominium boards and is currently in force. Alternative arrangements for dealing with these problems are still being worked out. If you have or know of problems during this transition, please call and report the circumstances to the PWVTA hotline, 662-2610.

SECURITY DEPOSITS

Rent stabilized tenants who have received letters from M&T Bank requesting Social Security numbers for the purpose of setting up security deposit accounts for the year 2001 should fill out, make copies and return completed forms to the Bank.

More on this in the next issue.



This PWVTA newsletter issue was prepared thanks to:

Winifred Armstrong
Liz Boyd
Jacqueline Brown
Vivian Dee
Dorri Jacobs
Mary Livingston
Emily Margolis
A. Raheem Sami

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

PAINTING APARTMENT THAT IS STABILIZED

Q. Our building's new owner has discontinued the previous owner's practice of having rent-stabilized apartments painted every three years. A month ago, I sent a certified letter to the new owner requesting a new paint job, and the response has been stony silence. Would the easiest resolution be for me to hire a painter and deduct the cost from my rent?

A. Fred L. Seeman, a Manhattan, landlord/tenant lawyer, said that while the Rent Stabilization Law does not require landlords to paint tenants' apartments, the New York City Housing Maintenance Code requires a landlord to paint a tenant's apartment once every three years.

"Armed with the knowledge that the new owner is in violation of the Housing Maintenance Code, the tenant should complete the paper trail he has already begun," Mr. Seeman said.

He explained that the tenant should send another certified letter to the new owner pointing out that the owner's continued failure to paint the apartment is a violation of the Housing Maintenance Code.

The letter should put the owner on notice that if he fails to paint the apartment, the tenant will have no choice but to have the apartment repainted in a similar color scheme and then deduct the cost of the repainting from the rent.

If the landlord then takes the tenant to court, Mr. Seeman said, the tenant can produce the letters and the bill for the painting as a legal defense.

(reprinted from the New York Times, Sunday, September 3, 2000)

COMING EVENTS

Tuesday, April 17

7:30 p.m.,

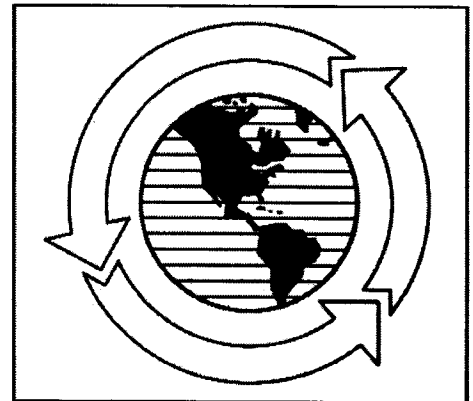
400 CPW Basement Meeting Room:

THE OLD NEIGHBORHOOD: Park West Village was built in the late 50's literally on the rubble of a vibrant neighborhood, as part of Robert Moses Urban Renewal program. Jim Torain, a former resident and alumnus of the 99th Street Association, which still holds reunions, will continue his oral history interview with Park West Village history enthusiast Don Abrams.

Saturday, April 7, 11am - 1pm

Sunday, April 22, 2pm - 5pm

Manhattan Valley Historic Walking Tours, led by Gil Tauber. Call the Columbus/Amsterdam BID at 666-9774 to register and get meeting place.



PWVTA MEMBERSHIP: Your membership counts. If you have not yet joined the PWVTA for the Year 2001, please do so. If you are already a member, thank you for your continued support and involvement.

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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 2001 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.