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# THE PARK WEST TENANT

## Tenants Take Action: A Petition for Rent Reduction

In only a handful of afternoons and evenings spent in the lobbies of the Columbus Avenue buildings, more than 450 tenants signed their names to a petition for a rent reduction based on a decrease of building-wide services. It is clear that a majority of residents (both new tenants and old, rent stabilized tenants or not) have noticed a sharp decline in building-wide services. Some of the decreased services detailed in the complaint are unfinished work in the lobbies and lobby door locks that are often broken; inadequate maintenance of the halls, stairwells, compactor rooms and laundry rooms; inadequate maintenance of the outdoor common grounds; numerous and frequent problems that still exist with the elevators; inconsistent hot water and heat for many apartment lines; and a dramatic reduction of security service for the three Columbus Avenue buildings. While not every decreased service pertains to each individual tenant, it is the collective mass of decreased services that we are all experiencing that gives weight to our complaint and shows a pattern of neglect on behalf of PWV Management, LLC. The petition for rent reduction will first be presented to PWV Management since it cannot be filed with the Division of Housing and Community Renewal (DHCR) until 10 days after the landlord has received notice of the complaint.

Because this petition specifically pertains to building-wide services, the lawyers for the Tenants' Association have advised that all PWV tenants, both in the Central

Park West and the Columbus Avenue buildings, prepare individual apartment complaints for decreased services within their apartments (including air conditioner repair, painting, and other interior apartment maintenance issues). Those complaints will then be filed together by the Association. Should you have any questions or need help with this process, please call the PWVTA hotline at 212-662-2610.

The only logical reason for decreased building-wide services in buildings where the rents have increased by huge amounts is a larger profit margin for the owners at the expense of the tenants' quality of life. Under the current rent stabilization laws, the owner of your building is required by law to provide these basic building-wide services. And for those tenants who are not living in rent stabilized apartments and are paying luxury rental prices, you are not receiving the services that ought to be included in your rent. At best, the more than 450 tenant signatures will call management's attention to these decreased building-wide services and efforts will then be made to correct them. At worst, management will disregard the concerns of tenants and our petition will be filed with the DHCR, at which time management will be held accountable by law. The New York State laws that protect tenants and their rights

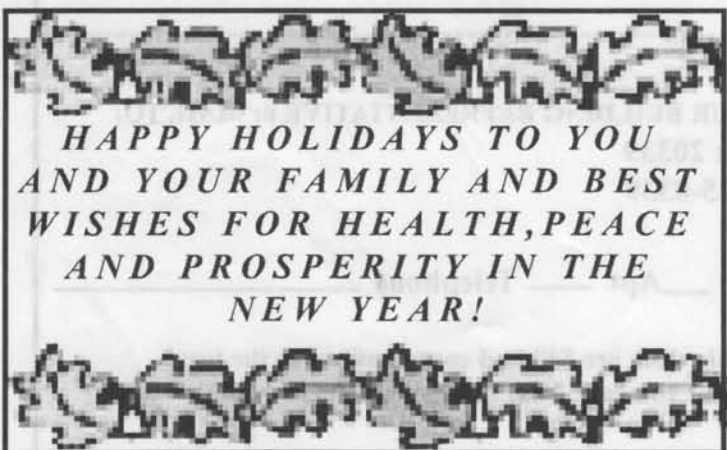
**Tenants Take Action:** *continue on page 2*

### REMINDER TO RENT STABILIZED TENANTS IN THE CONVERTED BUILDINGS

**R**emember 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.

Due to turnover of personnel, building staff and condominium board members, you need to be vigilant to protect yourself against any inappropriate/illegal charges demanded from you.

PWVTA has notified the Board of Managers of the four Central Park West buildings of your legal rights as rent-stabilized tenants.

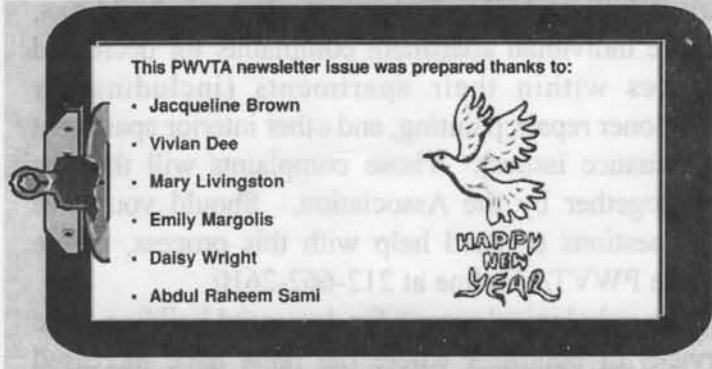


**HAPPY HOLIDAYS TO YOU  
AND YOUR FAMILY AND BEST  
WISHES FOR HEALTH, PEACE  
AND PROSPERITY IN THE  
NEW YEAR!**

## DUES FOR 2004 REMAIN THE SAME

At the membership meeting on December 3, PWVTA Membership voted to keep 2004 dues at forty dollars a year.

There was also a review of past and current activities of the Association and a discussion of the importance of keeping the need for improvement in the Rent Stabilization law before the State Legislatures in 2004



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only take effect when tenants exercise them. Acceptance of management's disregard for the basic maintenance and safety of our buildings for any reason is tacit approval of their actions (or lack thereof).

PWVTA would like to thank Dean Heitner, PWVTA Legal Committee Chair, for all of his time and work preparing this complaint, as well as each of the tenants who gave PWV residents an opportunity to sign this important petition. They are Elizabeth Boyd, Lucille M. Donte, Vivian Dee, Clare Dockery, Arthur Goldstein, Amy Haber, Helen Hoffman, Evelyn Johnson, Kay Lewis, Mary Livingston, Sylvia McBurnie, Bob Meissner, Daphne Myers, Cornelia Rakow, Flora Ramirez, Carol Stanczak, Lucia Stern, Florence Wagener, Anne Wangh, Daisy Wright and Athie Wynter.

## HEATING SEASON

Heat must be supplied to tenants in multiple dwellings from October 1st to May 31st if:



- The outdoor temperature falls below 55 F between 6 a.m. to 10 p.m.; each apartment must be heated to a temperature of at least 68 F.
- The outdoor temperature falls below 40 F, between the hours of 10 p.m. and 6 a.m.; each apartment must be heated to a temperature of at least 55 F.

To report a violation of this law, telephone the City's central complaint number (24 hours/day): 311.

## REMINDER

## PARKING LEASE RENEWAL

No security deposit is required for a parking space. Parking spaces have always been part of the lease and should remain so. Remember that parking space renewals are not separate from the apartment lease renewals, and management is entitled only to the same percentage increase as is permitted for apartment leases as determined by the Rent Guidelines Board.

If you receive separate apartment and parking lease renewals, we suggest that you return them to management and insist that the parking be included in the basic lease.

PWVTA MEMBERSHIP: Your membership counts.



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 2004 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.