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THE PARK WEST TENANT

RENT STRIKE VICTORY

The rent strike is over and has ended in victory for the tenants! After 14 months of dodging and wrangling, PWV Acquisitions has at last met the demands of tenants by providing safe, working elevators, new and secure mailboxes and cleaner, more effective laundry room services. These services are gains for ALL of the residents of PWV in the Columbus Avenue buildings, rent strike participants and non-participants alike. From now on, if you have any problems with the elevators, the laundry rooms or with ventilation and drainage in your apartment, you should contact the management office directly at 212-222-5121.

Many thanks and congratulations are in order for all of the tenants who participated in the rent strike. As compensation they have received a refund of two thirds of one month's rent. The tenants association would also like to thank the individual members of the Rent Strike Committee for their tireless work and commitment to improving the services in our buildings. Those members are: Co-chairs Alan Shankweiler and Clare Dockery; in 784 Mary Livingston, Judith Urrutia, Ray & Cornelia Rakow, Daphne Myers, Dean Heitner and Florence Wagener. In 788 Vivian Dee, Lois Hoffman and Pat Loftman. And in 792 Amy Haber, Harvey Lichtman and Liz Boyd. We would also like to give special thanks to Emily Margolis for her tireless efforts, time and energy.

While the rent strike is now over, there is still one legal battle that continues. Part of the negotiated rent strike settlement between PWV Acquisitions and the Tenants' Association required that management adhere to their elevator repair schedules. Management agreed to pay the Tenants' Association \$1,000 for every day the elevator repairs went over-schedule. But when the repairs were finally completed 112 days late, management refused to pay the \$112,000 and took the Tenants' Association to court seeking to abrogate that clause in the stipulation.

In a court hearing Judge Hagler refused to let PWV Acquisitions out of the stipulation and suggested the two parties try to reach a compromise. A sum of \$84,000 was agreed upon, and ordered by the court to be paid to the Tenants Association.

We anticipate that on Thursday July 10, 2003 (the next scheduled court date) an exchange of checks will take place between PWV Acquisitions and the Tenants Association. Management's check will be for \$84,000 and PWVTA will release the six months rent currently held in the escrow account. If the arrears accrued on rent bills by rent strikers are not removed from your August rent bills, call the management office for an explanation.

It is important to note that the rent strike could not have been a success without the united action of tenants. By binding together we were able to exert the financial pressure necessary to receive such basic but essential services as working elevators. Individually, our complaints were ineffective. Together, we were a force to be reckoned with! If you are not already a member of the Tenants' Association, please join today. With a strong organization in place, we will be ready to fight for our rights the next time it is necessary.

2003 Rent Laws

Renewal of the rent laws has never been easy. The renewal this June must set an unwelcome record of difficulty even for Albany and its known history for inefficient government.

The assurance by the governor and other politicians that current rent stabilized tenants would not be threatened is disingenuous. Tenant advocates are seeking to protect affordable housing for now and the future. The governor and Senator Bruno have clearly stated their intent to phase out the existence of rent regulated apartments. Vacancy decontrol of apartments after the current tenant leaves is how they will accomplish this.

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NEW RENT GUIDELINES

Showing very little regard for the current economic conditions plaguing many rent stabilized tenants, the Rent Guidelines Board voted approval of a 4.5% & 7.5% increase for one and two-year lease renewals, respectively.

The guidelines affect all leases that come up for renewal between October 1, 2003 and September 30, 2004.

Emergency Phone

After many weeks of tenant complaints to management about the inability to reach security or maintenance in emergency situations after office hours, a number has been set up for this purpose. It is 1-800-879-0134. Be sure to make a note for yourselves of this number. Although it is an answering service, your problem is supposed to be forwarded to the proper staff on the Park West premises. If after using this service you do not get a response, please notify the Tenants' Association at 662-2610.

2003 Rent Laws from page 1

Traditionally, the rent stabilization laws are renewed at the very last minute following bargaining between the pro landlord Senate and the pro tenant Assembly. This year the renewal by the legislature was reportedly done with a stealth move by the Senate.

After a number of one-day extensions from June 15th to the 18th, the Senate (determined to end its session by June 19th) passed a rent law renewal for eight years and made no change regarding the vacancy decontrol provisions. The Senate then adjourned and departed from Albany.

The Assembly had already passed bills for a four-year renewal as well as a one-year renewal. Since the Senate and Assembly bills have to match each other in order to be presented to the governor, the Assembly apparently could choose to renew for eight years or allow the laws to expire.

The Assembly passed an eight-year extender. The landlords were pleased with the Albany scenario. Tenants are concerned for the loss of affordable apartments as vacancy decontrol continues.

Tenants organizations are considering what steps may be taken to change the law. We will keep you informed.

RECIPES WANTED

Are there any cooks out there? So far, response to the PWVTA request for your favorite recipes to create a cookbook has been underwhelming. The idea for a cookbook was well received but we really need recipes. Call Lois Hoffmann at 212-222-1621 if you wish to contribute to the book.

STILL HAVING PROBLEMS WITH THE NEW ELEVATORS?

Work on the elevators in the three Columbus Avenue buildings has been completed. However, some tenants have notified the Park West Village Tenants Association that they are still experiencing problems.

So we can follow up to make sure any problems are promptly corrected, continue to document your complaints. Submit a brief written report to the PWVTA through your floor captain or building rep. Describe: What happened? When (the date)? The time (with a.m. or p.m.). Please be sure to include your name, apartment and phone number.

West Nile



Virus

Symptoms:

- Sudden fever • Headache • Vomiting
- Photophobia (light hurts the eyes)
- Confusion • Memory loss and/or disorientation
- Drowsiness • Clumsiness, unsteady gait
- Irritability or poor temper control

Emergency Symptoms:

- Loss of Consciousness
- Poor responsiveness, stupor, or coma
- Seizures
- Muscle weakness or paralysis
- Sudden severe dementia

This PWVTA newsletter issue was prepared thanks to:

Jackie Brown
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Dorri Jacobs
Laura Lavelle
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Emily Margolis
Daisy Wright

**PARK
WEST
VILLAGE
TENANTS'
ASSOCIATION
HOTLINE
212-662-2610**

WHERE'S MY OTHER SOCK?

Oh, where, oh where has my little sock gone?
Oh where, oh where can it be?

It's gone to live in the land of missing socks, underpants and thongs . . . And you probably know why, too, if you share laundry facilities here in Park West. A shortage of available dryers forced me to cram my copious laundry into only one dryer, leaving it damp at the end of the cycle. My damp clothes have been hung all around my apartment covering every available surface and hopefully they will be dry by tomorrow. Nothing to get upset about! How often does this sort of thing happen? Maybe six, seven times a year. But why does it have to happen?

Well, it happens whenever the planets converge and the entire building decides to do their washing at once. Then some tenants leave their clothes unattended in washers and dryers long after they've completed their cycles, leaving others to wait for what they perceived to be a decent amount of time before they nervously transfer the unattended laundry into carts, and get on with doing their own laundry. Often there is so much abandoned laundry that the folding tables are taken up with it.

Most tenants try to grin and bear these tribulations, but there's a fair share of tenants who are grinding their teeth too. I am one of the latter. I probe for likely answers to this question: why would any decent human being utilize four or five washers, and then abandon their clothes in them for hours?? Many scenarios run through my mind from crying babies to lying unconscious in the apartment after slipping in the bath! I too begin to remember times that I have been less than timely in retrieving my laundry.

Let us move on and resolve this problem by trying to adhere as best as is humanly possible to laundry room etiquette. I promise that I am going to do my part to try to observe the rules of decency and keep track of the time so as not to inconvenience my neighbor and fellow laundry room user. Further, I will do my best to report the machines that are out of service by calling (718-441-6000) and calling building management when the laundry room is in need of cleaning (212-222-5121). Wonderful! I feel empowered already!

UNFINISHED BUSINESS

It has been over 18 months since work was started on our lobbies that were to go from dull to ultra-modern. But as we go to press, the lobbies in the three Columbus Avenue buildings are still incomplete. If you live on the first floor (north or south sides of lobby) or have to retrieve your mail, you must always remember:

- Proceed cautiously when walking up or coming down the steps to the lobby.
- Hold the hand rail going up or coming down and remind your children to do the same.
- There is a hand rail missing on one side of the steps in all three buildings.
- At the top of the steps, the caution tape covers the raised part of the step. Beware!
- Last but not least, the lobby furniture has not been replaced.

Conspicuously absent from the renovated lobbies of all three buildings is a single stick of furniture. Where did the chairs and table go and when will they return? The lack of furniture creates great inconvenience and hardship for tenants waiting for car service, packages, guests, etc.

Whatever the original intention, we would like to know how long it will take to complete these unfinished lobbies.

MORE UNFINISHED BUSINESS

To the patient tenants in 784, 788 and 792 Columbus Ave. who have been waiting for compensation for the gas outage and the lack of heat & hot water during the boiler replacement, don't despair. While management has not responded to the Tenant Association's many attempts to arrange a meeting to discuss these issues, they are very much alive and still on our agenda. Our attorney, Sam Himmelstein, has written to Michael Brown, management's attorney, formally requesting compensation for the outages. If there is no response from Management, the Association, upon the advice of Mr. Himmelstein, will take further action.

Join Your PWVT Association

PWVTA EXECUTIVE BOARD

Officers

President: Vivian Dee 8-O, 788
 Vice President: Amy Haber 7-L, 792
 Treasurer: Emily Margolis 12-Y 400
 Secretary: Judith Urrutia 15-R, 784
 Membership Secy: Miriamne Spector 6-S, 372

Committee Chairs

Legal: Dean Heitner 14E 784
 Social Activities: Lois Hoffmann 10A 788
 Communications: Jackie Brown 9-O 784
 Action: Clare Dockery 11-G 792
 Fundraising: Liz Boyd 14-T 792
 Good Will: Rene Burley 9-E 788

BUILDING REPRESENTIVES

784 Columbus Avenue

Florence Wagener 17-T
 Mary Livingston 5-B
 Daphne Myers 1-B

Alternates

Daphne Garrison 6-R
 Sylvia McBurnie 16-P
 Donna Rainford 4-R
 Dan Dunbar 4-E

788 Columbus Avenue

Rene Burley 9-E
 Paul Jones 2-C
 Daisy Wright 15-O

Alternates

Pat Loftman 17-O
 Carol Stanczak 5-N,
 Arthur Goldstein 7-E

792 Columbus Avenue

Cheryl Strong 7-M,
 Clare Dockery 11-G
 Kathy S. Bergman 17-R

Alternates

Amy Haber 7-L,
 Harvey Lichtman 6-E
 Liz Boyd 14-T

372 Central Park West

Francine Brewer 10-P,
 Chuck Tice 16-X
 Palmer Tome 15-R

Alternates

Susan Jarvis 4-J
 Ruth Spitz 19-N
 Charles Berger 3K

382 Central Park West

Linda Fuda 9-P
 Paulette Taylor 2-H

392 Central Park West

Evelyn Poole 6-S
 Jacques Preston 11-P
 Elizabeth Wilbur 5-W

Alternates

Lamar Renee 5-G
 Bertha Resnick 10-D
 Frances Soloman 5-K

400 Central Park West

Lorraine Allen 2-X
 Judi Bloch 9-D

Alternates

Bess Mitchell 18-K
 Selma Lewis 17-E
 Emily Margolis 12-Y

PWVTA MEMBERSHIP: Your membership counts. If you have not yet joined the PWVTA for the Year 2003, 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 2003 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.