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THE PARK WEST TENANT

LATEST NEWS ABOUT COLUMBUS AVENUE BUILDINGS

In the Fall of 2003, more than 450 tenants in the Columbus Avenue buildings signed an application for a rent reduction based on a decrease of building-wide services. Notice of this petition was delivered to management on January 13, 2004 (prior to filing with DHCR as required by rent regulations). Since we already had a draft agreement to settle the Window & Security appeals, DHCR suggested that all parties meet face-to-face to try to incorporate a resolution of the new issues in this agreement. Therefore, on April 27, 2004, Dean Heitner, Vivian Dee, Emily Margolis and attorney Robert Anderson (representing PWVTA) and Michael Chetrit and Ed Zarkin (representing the owner) met with Sheldon Melnitsky and John Kelly (attorneys for DHCR) at the DHCR offices on Beaver Street.

The owner's representatives reviewed with the PWVTA representatives each of the complaints, which included lack of interior maintenance and appliance repairs, along with additional items such as dim lighting in the hallways. The owner advised that some of the items had since been corrected, e.g., mirrors in the elevators, longer-lasting bulbs for the

elevators, and furniture in the lobby. The owner also advised that some items were in the pipeline to be corrected, i.e., missing handrails for the lobby steps, repair of patches by the elevator doors and painting in the halls. Timelines will be provided for the items that the landlord claims are in the pipeline. These items include wallpaper in the hallways, adequate lighting in the hallways and maintenance of the grounds.

As to the items in dispute (such as frequency of cleaning the hallways and compactor rooms, responses to requests for repairs to appliances within apartments and security vertical checks within buildings), the owner agreed to check the facts with his staff.

At the conclusion of the April 27 meeting, it was agreed by both parties that a revised list of complaints, along with the owner's commitments, would be incorporated into the Stipulation regarding the Windows MCI and Security issues. The Stipulation will also include a method for dispute resolution. The PWVTA is hopeful that the revised Stipulation can be agreed upon and executed within the next few weeks, but if it is not, the Decrease In Service Petition will be filed with DHCR as originally contemplated.

PWV OWNERS TO FACE HEARING

The owners of Park West Village have been called to July hearings before the Enforcement Unit of the State Division of Housing and Community Renewal (DHCR) regarding rent overcharges in 25 apartments in 784, 788 and 792 Columbus Avenue.

These hearings result from four years of PWVTA's work with tenants who have filed rent overcharge complaints with DHCR.

PWVTA continues to provide evidence of a

pattern of rent overcharges to DHCR and to the Attorney General's office. We are seeking a wider rollback, based on this demonstrated pattern, to the legal stabilized rents for all newly rented apartments in the three buildings.

If you think you may be paying more than the legal rent-stabilized rent for your apartment in one of the three Columbus Avenue buildings, please call the DHCR at 718-739-6400 to request the Rent History for your apartment. When you get it, call PWVTA's hotline at 212-662-2610 and we'll help with next steps.

Do you Qualify for a Rent Increase Exemption under the SCRIE Program?

The Senior Citizen Rent Increase Exemption Program, or SCRIE, provides for exemption from certain rent increases to senior citizen tenants. SCRIE covers increases for renewal leases, Maximum Base Rent, fuel, landlord hardship, and Major Capital Improvements. SCRIE does not cover increases for direct services or new equipment. In order to qualify you must meet all of the following requirements:

1. You must be a tenant in a rent-controlled or rent-stabilized apartment.
2. You must spend at least one-third of your net monthly income on rent.
3. The head of the household must be 62 years of age or older.
4. Your yearly household income must be \$24,000 or less.

If you qualify, you will become exempt from certain future rent increases. For more information about SCRIE and for application forms, renters should call the New York City Department for the Aging at (212) 442-1000, or drop by the One-Stop Senior Services center at 747 Amsterdam Ave., 3rd Floor (in the CVS building between 96th & 97th Streets) for more information.

MAY 2, 2004 RALLY

Despite a forecast of rain, on Sunday, May 2, 2004, a bus load of tenants from Park West and neighboring Mitchell-Lama buildings joined with hundreds of tenants from New York City in a rally on lower Broadway outside the building where Sheldon Silver, Speaker of the Assembly, has an office. The message to Silver was--tenants can't wait til 2011 for action on the rent laws, because the vacancy decontrol provision in the law passed last year will decimate the affordable housing stock of rent-stabilized apartments.

Silver was urged to take action to eliminate vacancy decontrol. If decontrol remains in effect, by 2011, there will be such diminished tenant strength that renewal of rent laws will be in jeopardy.

We urge tenants to write to Daniel O'Donnell, our Assembly Member @ 245 West 104th Street, NY, NY 10025 and to Mr. Silver @ 250 Broadway, NY, NY 10007 to fix what is wrong with the rent laws.



The Park West Village Tenants Association will be holding a flea market fundraiser in October, so don't bring that pile of books & clothes to the Salvation Army just yet! Look for more information in the next newsletter...

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 3.5% & 6.5% increase for one and two-year renewals respectively.

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

This PWVTA newsletter issue was prepared thanks to:

- Winifred Armstrong
- Liz Boyd
- Jacqueline Brown
- Vivian Dee
- Dean Heitner
- Mary Livingston
- Emily Margolis
- Daisy Wright
- Abdul Raheem Sami (Layout)

PARKING TAX EXEMPTION

New York City imposes an additional 8% tax (beyond the sales tax) on all parking lots in the City, including the spaces here at Park West Village. However, an exemption from this additional 8% can be obtained on the basis of residency and the location of the parking area. To obtain the forms necessary to apply for this exemption, call the New York City Department of Finance at 718-935-6079/6080.

After you submit the necessary forms to the Parking Tax Exemption Bureau you will receive a certificate of exemption, a copy of which must then be submitted to Park West Village Management. They will then remove the additional 8% tax from the parking section of your rent bill. This exemption is not permanent. It must be renewed annually, and re-submitted to management each time.

PARK WEST VILLAGE
TENANTS' ASSOCIATION HOTLINE
662-2610

ANNUAL PWVTA MEMBERSHIP MEETING

An overflow crowd braved the inclement weather to attend the annual membership meeting on March 31st at Ryan Health Center. They were rewarded with a well-planned program that included guest speaker Marina Metalios, tenant advocate and a member of Stuyvesant Town Tenants' Association. Ms. Metalios gave a rousing speech on the current rent laws and the harmful impact they will have on all rent-stabilized and rent-controlled tenants. She urged tenants to become active in demonstrations and to write letters to local politicians to re-open the rent laws now rather than eight years from now.

The program also included an update on the work of the PWVTA during the past year. Tenants were provided with writing materials to write letters on the spot to be delivered to Assemblyman Danny O'Donnell's office. New officers were elected. Many thanks to the committee responsible for planning the meeting: Elizabeth Wilbur (392) Chair, Clare Dockery (792) and Florence Wagener (784). Liz Boyd (792) provided the refreshments.

It was a rainy, damp night outside, but a warm atmosphere inside as new tenants and long time residents fellowshipped.

American Museum of Natural History (212-769-5100)

Explorium/AMNH Through 8/15 \$19/adults, \$11/children

Brings an exciting and creative dimension to the way visitors learn science. A collection of engaging interactive displays, on loan Gallery from the renowned Explorium in San Francisco. Hands-on displays clustered around four themes -- Earth processes mirrors and illusion

Art For Heart

Through 9/8 School Area free with museum admission

Paintings by nearly 200 children, from toddlers to teenagers, who lost loved ones in the attacks on NYC World Trade Center on 2/26/93 and 9/11/01, depict themes of family, joy, hope and remembrance.

Hemingway in Africa: The Last Safari

Tuesday, 7/27 7:00 p.m.

Following the trail of Hemingway's last two major safaris through Kenya, Tanzania, and Uganda, author and adventurer Christopher Ondaatje uncovered material that illuminates new connections between Hemingway's life and work. Rarely seen photos of the period, along with Ondaatje's own images of Africa, provide insights into Hemingway's complex and driven personality.

Starry Nights - live Jazz

First Friday of each month

Don't miss Starry Nights, the enormously popular series of live jazz performances in the Museum's spectacular Rose Center for Earth and Space. Some of the world's greatest musicians play one-hour sets at 5:30 and 7:00 p.m.

An extensive menu of delicious tapas and beverages is also available.

P W V T A E X E C U T I V E B O A R D

OFFICERS

President	Vivian Dee	788	8-O	864-0632
Vice President	Amy Haber	792	7-L	866-6295
Treasurer	Emily Margolis	400	12-Y	864-5996
Secretary	Dorri Jacobs	784	1-C	
Membership Secy	Miriamne Spector	372	6-S	222-3266

COMMITTEE CHAIRPERSONS

Legal	Dean Heitner	784	14-E	865-8425
Social Activities	Lois Hoffmann	788	10-A	222-1621
Communications	Jackie Brown	784,	9-O	662-7758
Action	Clare Dockery	792,	11-G	866-6061
Fundraising	Liz Boyd	792	14-T	749-5312
Good Will	Renee Burley	788,	9-E	866-1780

BUILDING REPRESENTATIVES

784 Columbus Avenue

Florence Wagener	17-T	222-1877
Mary Livingston	5-B	749-6651
Daphne Myers	1-B	666-3615

Alternates

Daphne Garrison	6-R	222-3666
Sylvia McBurnie	16-P	222-5162
Donna Rainford	4-R	864-2434
Dan Dunbar	4-E	864-6397

788 Columbus Avenue

Rene Burley	9-E	866-1780
Paul Jones	2-C	749-3905
Daisy Wright	15-O	222-2195

Alternates

Pat Loftman	17-O	749-0088
Carol Stanczak	5-N	866-0707
Arthur Goldstein	7-E	666-1287

792 Columbus Avenue

Clare Dockery	11-G	866-6061
Kathy S. Bergman	17R	662-5699
David Rephun	4-R	316-3666

Alternates

Amy Haber	7-L	866-6295
Harvey Lichtman	6-E	666-1160
Liz Boyd	14-T	749-5312

372 Central Park West

Francine Brewer	10-P	865-8979
Chuck Tice	16-X	662-2462
Palmer Tome	15-R	865-8538

Alternates

Susan Jarvis	4-J	866-4727
Ruth Spitz	19-N	866-6977
Charles Berger	3-K	865-7610

382 Central Park West

Paulette Taylor	2-H	222-5421
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392 Central Park West

Evelyn Poole	6-S	864-6920
Jacques Preston	11-P	864-7524
Elizabeth Wilbur	5-W	865-1917

Alternates

Lamar Renee	5-G	
Bertha Resnick	10-D	749-5250
Frances Soloman	5-K	865-3708

400 Central Park West

Lorraine Allen	2-X	222-8855
Judi Bloch	9-D	663-4420

Alternates

Bess Mitchell	18-K	865-6170
Selma Lewis	17-E	663-4199
Emily Margolis	12-Y	864-5996

YOU ARE IMPORTANT!

JOIN NOW FOR 2004

You should be a member of PWVTA because of the strength of the organization is the membership. To protect your home and your rights as a Rent stabilized tenant, you need PWVTA. Over the years, we have dealt with a wide variety of issues. Read this newsletter to learn about some of them.

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.