



This Issue

Fall Membership Drive	1
1st Floor Tenants Are Suffering From More Than Just The August Heat!	1
PWV Overcharge Cases: Update	2
Terrace Enclosures	3
This Was Received From A Tenant In 784	3
Park West Village Annual Picnic & Barbeque	4
3rd Annual Flea Market & Bake Sale	4

THE PARK WEST TENANT

FALL MEMBERSHIP DRIVE

The Park West Village Tenants' Association (PWVTA) is your organization. This and other

limited income pay what they can afford. This money is used to rent space for board and membership meetings, print information for tenants (such as this newsletter), and pay an attorney specializing in tenants' issues when necessary. Tenants of the Columbus Avenue buildings can easily join or renew their memberships during the last week in September when PWVTA building representatives will be present in the lobbies as part of the membership drive. Generally, they will be there during the evening hours when most people are returning from work. Tenants of the converted buildings have the option of either giving the membership coupon and check to their own building's representative, or mailing these items to the PWVTA P.O. Box.

PWVTA newsletters keep you abreast of some of the hard work PWVTA does on behalf of all Park West Village residents, particularly those who are rent-stabilized tenants, whether or not they are members. This often time-consuming work is done entirely by PWVTA volunteers, in addition to meeting the demands of their personal lives.

However, in order to continue to be effective, the support of all PWV residents is needed. There is strength in numbers. The more members we have on record, the more leverage the Association presents when dealing with either the owners or housing agencies.

We urge you to join and to become active within your organization. Annual membership dues are \$40, though we are happy to have members with

Once you've joined, why not get involved? You can become a floor captain, be elected as a building representative, join a committee, or help distribute materials, among other things. At the very least, you can attend PWVTA meetings, discuss issues,

Membership Drive continue on page 2

1ST FLOOR TENANTS ARE SUFFERING FROM MORE THAN JUST THE AUGUST HEAT!

Ever since the new boilers were installed in the three Columbus Avenue buildings in 2002/2003, PWV first floor residents have been subject to tremendous radiant heat from the boilers in the basement. Many tenants have said that the floor is often so hot that they can't walk in their apartments without shoes. Others are suffering from headaches and heat rashes. Although residents made phone calls and sent letters to PWV Management detailing complaints about the overwhelming heat almost immediately after the new boilers began working, many months later this very serious problem has still not been fixed.

On July 7, 2004, Vivian Dee (PWVTA President) and Dorri Jacobs (a first floor tenant representative

from 784) met with Michael Chetrit (PWV Owner) and Carmen Geigerich (PWV Manager) to discuss this ongoing problem. At the time, they agreed that this was a situation that warranted immediate attention, and said that the contractor who installed the boilers had been asked for a proposal for the installation of a double hung ceiling. Despite the fact that both Chetrit and Geigerich agreed to keep the PWVTA and the first floor tenants informed about their progress in getting this problem resolved, it took repeated phone calls to discover that in fact there was already a double hung ceiling in the basement. Management is now proposing that additional ducts be installed so that greater air circulation might work to cool the pipes.

August Heat continue on page 2

PWV OVERCHARGE CASES: UPDATE

Here is the latest update in the 4-year saga of proving the owners' willful rent overcharges in PWV's Columbus Avenue buildings.

On July 15 there was a pre-hearing of the Enforcement Case brought by the NYS Division of Housing and Community Renewal (DHCR) against PWV Acquisition LLC and the individual owners, Lawrence Gluck and Joseph Chetrit, for rent overcharges in 25 apartments. Iris Korman, the DHCR administrative judge, asked the lawyers for DHCR and for the owner to see if they could come up with a "framework for settlement" and thus avoid going ahead with possibly fractious and lengthy hearings.

A settlement framework confirming the rent rollbacks already granted on most of the 25 apartments, some damages to tenants, and fines payable to DHCR, was proposed. PWVTA discussed this proposal with the affected tenants on August 5 and countered with a proposal that includes an offer to forgo the hearings if the owners agree to roll back the rents to the legal rent-stabilized amount for ALL of the apartments they have rented since they took over in March 2000. (We estimate that is 100-150 apartments.) That proposal is now on the table and is currently scheduled for further discussion on September 9.

For those tenants who have already filed complaints but have not yet received a response from DHCR, note that DHCR will not be ruling on any new rent overcharge complaints until a resolution has been arrived at in the Enforcement Case. Meanwhile if you rented your apartment after February 2000 and have not yet asked for your rent history, call DHCR at 718-739-6400 and request it. PWVTA can help you figure what your legal rent should be. Call our hotline at 212-662-2610 if you would like more information.



**SCHOOL
OPEN
DRIVE
CAREFULLY**

Membership Drive from page 1

and support the work done on your behalf.

One of the great benefits of belonging to PWVTA is the chance to get to know your neighbors. There are also opportunities to join with other tenants' associations across the city and state to advocate for better rent stabilization laws and protections for tenants. And PWVTA also provides opportunities to participate in things just for fun, such as a flea market, an annual cookout, trips to Atlantic City, as well as dinners/get-togethers at local restaurants.

Become a PWVTA member and make your organization even stronger as we head into 2005.

August Heat from page 1

Because of the excessive heat, many first floor residents must keep their air conditioners running constantly, and yet still find the heat in their apartments unbearable and potentially a health hazard. At least one tenant has already registered a formal complaint with HPD. Other first floor tenants may wish to do the same. During the July 7th meeting, Chetrit and Geigerich agreed that if a first floor tenant's electric bill is significantly higher because their air conditioner must be running constantly, management will provide some sort of compensation. If you live on the first floor and have unusually high electric bills, you should contact the management office about receiving compensation, and continue to document your phone call and letter complaints.

Upcoming Events at The New York Public Library, Bloomingdale Branch

- September 11: **Book Sale, 10am-5pm**
- October 2: **2pm, Anemona Hartocollis reads from her book, "Seven Days of Possibilities: One Teacher, 24 Kids, and the Music that Changed Their Lives Forever"**
- October 9: **2pm, NYC Underground Comedy Festival**
- October 19: **6pm, "The Jewish Daily Forward and Isaac Bashevis Singer: A Literary History" Lecture by Alana Newhouse, Arts & Culture Editor, The Forward**

All programs are FREE, including films which are shown every Thursday at 2pm. Check the bulletin board for upcoming screenings. For more information, call 212-222-8030, or drop by at 150 W. 100th Street. All events are handicapped accessible.

TERRACE ENCLOSURES

Over the years, tenants in Park West Village apartments with terraces have tried to discourage pigeons and squirrel invasions in innumerable ingenious ways using owls, plantings, low fences, hangings and pin wheels. In desperation, some have opted to screen their terraces.

The owners of Park West Village have been initiating eviction proceedings against some tenants who have enclosed their terraces. At the same time, a vacant apartment in 784 with an enclosed terrace was rented by management with the enclosure intact. To the best of our knowledge, about 10 tenants in the three Columbus Avenue buildings have been notified to remove the screening or face eviction.

Management is charging that enclosures violate sections of the lease and/or the tenant has damaged the terrace. Thus far, three of these cases have been tried in court with the following results:

A tenant in 788 won on the basis that the enclosure had been in place for more than 6 years. A statute of limitations of 6 years is included in the law.

A tenant in 784 arrived at a compromise. The terrace screens can remain in place from April through October and then removed from October through April.

A tenant in 792 lost because the judge ruled that the tenant had not received authorization from management to erect the enclosure. The tenant claims that Gloria Huachamber, former manager, had okayed the installation. The tenant is appealing the decision.

We are following this situation closely and will report decisions as they are made. If you have any questions, please call PWVTA hotline at 212-662-2610.

This PWVTA newsletter issue was prepared thanks to:

- Winifred Armstrong
- Jacqueline Brown
- Vivian Dee
- Dorri Jacobs
- Emily Margolis
- Ann Sotan
- Miriamne Spector
- Daisy Wright
- Abdul Raheem Sami (Layout)

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

THIS WAS RECEIVED FROM A TENANT IN 784

If you've been stuck in a Columbus Avenue elevator, how long was it before you were rescued?

My friend was trapped on the basement level for at least 40 minutes. Later I learned the reason for this delay: Our security guards couldn't find the correct key. Their walkie-talkies weren't all functioning that night because batteries needed to be replaced. A new man was on duty, unfamiliar with the usual emergency procedure. And the elevator repair company's phone number wasn't available.

I filed a report with management and suggested that someone continue to talk to the trapped person. Hearing that help is on the way soon reassures an anxious individual who finds the heat unbearable, feels ill or is claustrophobic.

New elevators shouldn't break down. I don't know why this one did. But management took the report and this suggestion seriously. The next day, security staff received a memo about what to do. They were to stay in voice contact with anyone stuck in an elevator; emergency phone numbers are now posted in the newly installed security booth in front of 788.

Written complaints to management and evidence of building-wide problems push owners to make necessary repairs or replace equipment. Help your Tenant Association help you. Should something happen, file a PWV Building Complaint Form (building reps have them). Describe the incident; note the date, building, time of occurrence, to whom you reported it, and your name, apartment and phone number. Keep one and send a copy to your building representative.

The Second Annual
Duke Ellington Blvd. Music Festival
Where: West 106th Street
(between Central Park West & Columbus Ave.)
When: September 26th
(raindate October 3rd)
11am to 7pm

This free event is sponsored by the Columbus-Amsterdam Business Improvement District (BID) and the Duke Ellington Boulevard Neighborhood Association (DEBNA), and will feature ethnic cuisines, diverse vendors, face painting for kids, voter registration, and local musicians such as Felicia Collins of the David Letterman Show; Charlie Persip, one-time Dizzy Gillespie colleague and Jazzmobile drummer; Barry Altschul, band leader/drummer of the legendary free jazz ensemble Circle; and Carlton Smith, Motown classics revivalist, known as "Soul Brother Number New".

For more information visit

www.columbus-amsterdam-BID.org or call 212-666-9774.



Park West Village Annual

Picnic & Barbeque

.....

Where:

Park Area behind
400 CPW

When:

Sunday,
September 12, 2004
(no rain date)

5-7pm

All residents & staff are invited! Please bring food to share, including: hamburgers & hot dogs; chicken (please pre-cook); bread & buns; salads; beverages (soda, juices); snacks & chips; desserts, cookies & cakes; fruit; side dishes; marshmallows & sticks. Quiet Music Corner: Bring your own instrument from 5:30-6:30.

For further info or to help out, please contact Laurie at 212-749-0490 or at cuthay@rcn.com

3rd Annual Flea Market & Bake Sale

DATE: Saturday, October 2, 2004

Rain Date - Sunday, October 3, 2004

TIME: Noon to 6pm

PLACE: Playground area in front
of 788 Columbus Avenue

Bring your things on scheduled dates only!

Items accepted for Flea Market:

1. Clothing - Must be clean. No shoes unless they are new and unworn.
2. Household items - Anything electrical must be in working condition.
3. Furniture - Small pieces only.
4. Books - Bring books on day of sale only. We cannot store books.

VOLUNTEERS NEEDED TO HELP WITH:

- Pricing
- Work day of sale
- Clean up crew at the end
- Set up day of sale
- Bake goods for Bake Sale

To volunteer call:

- Liz Boyd 212-749-5312
- Lois Hoffman 212-222-1621
- Renee Burley 212-866-1780
- Elizabeth Wilbur 212-865-1917

(When leaving messages, please leave your name and phone number)

Management has provided a basement room at 792 Columbus in which to store our sale items. We have set aside 5 days for you to bring your things for October 2. Please save this as a reminder.

Saturday, September 11 10am -noon 2-6pm

Monday, September 13 4-6pm

Saturday, September 18 10am-noon 2-6pm

Wednesday, September 22 4-6pm

Sunday, September 26 2-6pm

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.