

The Park West Tenant

Vol. 35, No. 6

The Newsletter of the Park West Village Tenants' Association

info@pwvta.org

Summer 2010

RGB VOTES RENT INCREASES

2.25% for 1-year Lease, 4.5% for 2-year Lease;
No Increase for SRO Tenants

The final Rent Guidelines Board vote on June 24 was a noisy meeting with landlord reps voting against what they considered to be small increases. Compared to past years, few tenants attended — and only three were from Park West Village.

Board member Adriene Holder cried at having to vote for what we consider a large increase, but was afraid if she did not vote for that amount it would not pass, and an even larger increase might then be approved.

TREES TO REAPPEAR!

Three dying street trees were removed by the NYC Parks Department on July 2, on the north side of 97th Street just west of Columbus Avenue. Despite scrutiny for the past year, they would not revive.

The trees will be replaced by the Parks Department, probably this autumn. The PWV Tree Committee will ascertain their replanting and explore the types of trees available.

Please call 212-865-3078 with your ideas.



SATURDAY AUGUST 21 5pm-7pm

PARK WEST VILLAGE PICNIC AND BARBEQUE

In Park Area Behind 400 CPW

Rain date: Sunday, August 22

PLEASE BRING FOOD TO SHARE:

Hamburger Patties & Buns – Salads – Hot Dogs & Rolls – Beverages (sodas, juices) – Chicken (please precook) – Snacks & Chips – Vegetarian & Side Dishes – Fruit Desserts, Cookies & Cakes – Marshmallows & Sticks – Kosher Grill will be available

For further info or to help out, contact Charlotte:

212-865-7124 or email: crdfd@aol.com

Organized by the Park West Community Network (PWCN) www.parkwestcommunitynetwork.org and the Park West Village Tenants' Association (PWVTA) www.PWVTA.org

PLEASE DOWNLOAD FLYER AT EITHER SITE NOW!

PWVTA ON JEWISH HOME LIFECARE NURSING HOME AT PARK WEST VILLAGE

The PWVTA and several concerned community organizations have written letters regarding the proposed construction of the Jewish Home Lifecare nursing home at Park West Village.

The letters were written to the board members of the State Hospital Review and Planning Council (SHRPC), an organization that is charged with making recommendations to the Public Health Council concerning applications to establish or transfer ownership of health care facilities and home care agencies.

SHRPC is also responsible for making recommendations to the Commissioner of Health concerning major facility construction projects, service changes, and equipment acquisitions.

In addition, it adopts regulations, subject to the approval of the Commissioner of Health, governing health care facility operational and structural standards.

Below is the full text of the letter sent to the Chair of the State Hospital Review and Health Council, copies of which were also sent to individual SHRPC board members.

[PWVTA]

25 July 2010

Mr. Jeffrey A. Kraut

Chair SHRPC

Senior Vice President

Strategic Planning and Program Development

Northshore Long Island Jewish Health System

145 Community Drive

RE: Jewish Home & Hospital

Great Neck, NY 11021

#062403 (Modification)

continued on page 2

Dear Mr. Kraut:

The Park West Village Tenants' Association (PWVTA), founded in 1975, is a voluntary membership organization whose purpose is to protect the rights and welfare of tenants living in the seven Park West Village (PWV) apartment buildings. The association strongly objects to the construction of yet another large building on the Park West Village complex. This time, the Jewish Home Lifecare nursing home, a 22-story building proposed to be built on the parking lot in front of 792 Columbus Avenue and contiguous to 788 Columbus Avenue.

The JHL nursing home would impact on the structural density of the PWV property on the west side of Columbus Avenue—which has experienced shadowing and change in air flow patterns resulting from the new 808 Columbus Avenue monolith (a 30-story residential building) and the contiguous shopping mall of big box stores.

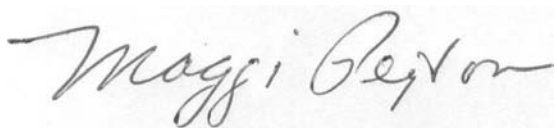
The parking lot targeted as the construction site for the proposed nursing home is one of the last of two open spaces within the PWV land parcel. The addition of this 22-story structure would result in a deleterious environmental impact adding to that of the recent development of Columbus Square, a new complex of residential and commercial structures on both the east and west side of Columbus Avenue from 97th to 100th Streets. There is little difference in the end result of increased structural density between the construction of a 22-story residential building and a 22-story nursing facility.

The current driveway from 100th Street into PWV, which serves the residents of 792 and 788 Columbus Avenue (with close to 600 apartments), will then also become the major access to the JHL nursing home bringing increased and new forms of vehicular traffic to PWV: ambulance services, delivery trucks for supplies (food, linens, uniforms, medications, oxygen, hospital equipment, etc.), Jewish Home Lifecare vans for day-care clients, cartage services for the removal of waste and garbage, and a constant flow of vehicles for visitors and staff to the building.

The JHL nursing home operates on a 24-hour basis. PWV residents would face a new world of increased congestion, reduction of air quality due to vehicular emissions, and elevated noise levels at all times of day and night from this incursion.

We invite you as a member of the State Hospital Review and Planning Council to come to Park West Village to visit the site and meet with us to review these issues.

Sincerely yours,



Maggi Peyton, President



Albina De Meio, Vice President

THIS BUGS US ALL!



The stigma is gone! Bed bugs have invaded New York City. They have been discovered in clothing stores, office buildings, theaters, hotels and yes, apartment buildings. It's in the news now, with major articles in The Wall Street Journal (July 28th), Associated Press and on broadcast news.

With these revelations there is no need to feel ashamed any more—anyone can have bedbugs! Actual size varies, but you can consider adult bugs appearing like small apple seeds.

Although individually traumatic, it is important to report bedbugs in your apartment to the PVW Management office (212-222-5121) and your immediate neighbors. Bedbugs move to new locations and what may be your immediate problem may be eventually shared with other residents in your building.

The New York City Department of Health has published a brochure “Preventing and Getting Rid of Bed Bugs Safely”. This informative and well-illustrated brochure is available online at <http://nyc.gov.health> or by calling 311 and requesting a copy.

Key messages from the brochure are:

1. Learn to identify the signs of bed bugs.
2. Dirty living conditions do not cause bed bugs, but cleaning and removing clutter will help in controlling them.
3. Anyone can get bed bugs. Seek help immediately if you find them.
4. Sealing cracks and small holes will help reduce hiding places and prevent bed bugs from crawling between apartments.
5. Cooperate with your neighbors, landlord and pest management provider. Getting rid of bed bugs needs to involve everyone.
6. Do not use pesticide bombs or foggers to control pests. They can make conditions worse.
7. It is hard, but not impossible, to get rid of bed bugs.

The Met Council on Housing [www.MetCouncil.net 212-979-6238] provides suggestions on recourse for tenants who have difficulties with their landlords regarding bed bug problems. For tenants, the right to a bed bug-free environment derives from the city's housing and maintenance code—which specifically names bed bugs, along with a number of other unpleasant pests.

The landlord has an obligation to eradicate the infestation and to keep units from getting re-infested. If the landlord refuses to take the necessary steps, you can file a complaint with the city's Department of Housing Preservation and Development (call 311), or take the owner to Housing Court in an HP (Housing Part of Civil Court) action.

As with any problem you have concerning repairs and services, it is important to notify the landlord of the condition in writing, and to let the landlord know what steps you expect them to take.

There have been several cases of bed bug infestation at Park West Village, and management has responded promptly to this issue.

PWVTA EXECUTIVE BOARD June 29, 2010

OFFICERS AND COMMITTEE CHAIRPERSONS

President	Maggi Peyton	President@PWVTA.org	212-662-8241	784 ColAve	6O
Vice President	Albina De Meio	VicePresident@PWVTA.org	212-316-4014	788 ColAve	7M
Treasurer	Jane Bender	Treasurer@PWVTA.org	212-866-6527	784 ColAve	4T
Secretary	Gloria Scorse	Secretary@PWVTA.org	212-749-9149	392 CPW	11C
Membership Secretary	Miriamne Spector	Membership@PWVTA.org	212-222-3266	372 CPW	6S
Communications	Chuck Tice	Commo@PWVTA.org	212-662-2462	372 CPW	16X
Legal	--	Legal@PWVTA.org	212-662-8241	--	--
Outreach and Action	Clare Dockery	Action@PWVTA.org	212-866-6061	792 ColAve	11G
Quality of Life	Albina De Meio	Quality@PWVTA.org	212-316-4014	788 ColAve	7M
Social Activities	Roy Rachamimov	Social@PWVTA.org	646-386-7016	788 ColAve	11K

BUILDING REPRESENTATIVES AND ALTERNATE REPS

Building Rep	Daphne Myers	none	212-666-3615	784 ColAve	1B
Building Rep	Mary Livingston	TWC2127496651@earthlink.net	212-749-6651	784 ColAve	5B
Building Rep	Edith Schickedanz	eschickedanz@gumleyhaft.com	212-371-2525 x335	784 ColAve	15A
Alternate Rep	Dan Dunbar	danieldu546@cs.com	212-865-0754	784 ColAve	4E
Alternate Rep	Florence Wagener	Flo784@aol.com	212-222-1877	784 ColAve	17T
Alternate Rep	Judith Urrutia	judithu66@yahoo.com	212-866-3728	784 ColAve	15R
Building Rep	Lois Hoffmann	bitobiscotti@netscape.net	646-245-9120	788 ColAve	10A
Building Rep	Mike Johnson	MikeJohnson@PWVTA.org	914-646-8666	788 ColAve	7L
Building Rep	Roy Rachamimov	roy.rachamimov@gmail.com	646-386-7016	788 ColAve	11K
Alternate Rep	Vivian Dee	Granvivee@aol.com	212-864-0632	788 ColAve	8-O
Alternate Rep	Pat Loftman	cnm788@msn.com	212-749-0088	788 ColAve	17-O
Alternate Rep	Jean Milligan	bldgrp2@pwvta.org	646-505-9597	788 ColAve	5E
Building Rep	Lucille Michele Donte	fifyone@aol.com	212-662-0723	792 ColAve	16A
Building Rep	Clare Dockery	claredock@earthlink.net	212-866-6061	792 ColAve	11G
Building Rep	Jerry	none	private	792 ColAve	17H
Alternate Rep	Cheryl Strong	Cstrong2000@yahoo.com	212-222-9666	792 ColAve	7M
Alternate Rep	Bernice Gordon	--	212-662-6922	792 ColAve	6-O
Building Rep	Charles Berger	charlesbrgr@yahoo.com	212-865-7610	372 CPW	3K
Building Rep	Francine Brewer	private	212-865-8979	372 CPW	10P
Building Rep	Palmer Tome	bcousin1@aol.com	212-865-8538	372 CPW	15R
Alternate Rep	Arnie Elman	arnieelman@aol.com	212-222-1579	372 CPW	14X
Alternate Rep	Annie Muir	muirannie@verizon.net	212-663-6675	372 CPW	1P
Alternate Rep	Ellen Wright	ellencpw@aol.com	212-864-7070	372 CPW	16P
Building Rep	Dolores deFore	private	private	382 CPW	7G
Building Rep	Evelyn Poole	evepoole@yahoo.com	212-864-6920	392 CPW	6S
Building Rep	Francey Rothschild	none	private	392 CPW	10L
Alternate Rep	Sara Morgan	morkricket@aol.com	212-866-3247	392 CPW	11B
Alternate Rep	Monika Napoleon	monika_napoleon@hotmail.com	212-662-0820	392 CPW	9E
Alternate Rep	Lorraine Williamson	lorwilliamson@earthlink.net	212-864-4530	392 CPW	17D
Building Rep	Judi Bloch	private	212-663-4420	400 CPW	9D
Building Rep	Emily Margolis	none	212-864-5996	400 CPW	12Y
Building Rep	Ronald Walton	ronaldwalt@msn.com	212-222-1452	400 CPW	9S
Alternate Rep	Hedda Fields	mail@heddaf.com	private	400 CPW	4R

NEED REPAIRS???

Last summer the PWVTA ran an article under this same title. With numerous calls coming to the Quality of Life Committee regarding issues of repairs and maintenance of equipment provided with your apartment, a synopsis of the previous article may be of help now.

By law, required or essential services provided by the owner of an apartment building in New York City include heat, hot and cold water, maintenance, repairs, painting and janitorial services.

When tenants of Park West Village need repairs or have other problems within their apartment, a call can be made to the PWV Management office (212-222-5121) to schedule an appointment for repair work or the assessment of a problem.

Issues may include malfunctioning appliances (stove, refrigerator, air conditioner), window blinds, door locks, leaks, pests, and plumbing problems.

On some occasions, tenants have encountered difficulties in scheduling repairs or getting replacements for malfunctioning stoves, refrigerators, etc. It is always helpful to document your request for a repair or a replacement appliance *in writing* to the PWV Management office.

If your request has not been fulfilled in a timely manner, tenants may seek advice by calling the PWVTA Hotline (212-662-2610) or sending an email to the PWVTA Quality of Life Committee: quality@pwvta.org.

For rent-stabilized tenants, recourse is possible through filing a Complaint for Decreased Services with the New York State Division of Housing and Community Renewal (DHCR).

Further information about services that owners are required to provide, and how to file a complaint, can be found on the DHCR website: www.dhcr.state.ny.us.

For tenants living in market-rate apartments the New York City Housing Maintenance Code delineates the obligations of owner and tenant. All apartments are governed by the Warranty of Habitability law. Further information can be viewed and reviewed on this website: www.housingnyc.com.

PWVTA welcomes queries from all tenants in our community on important quality of life issues. Just write Quality@PWVTA.org now!

FORMER PWVTA PRESIDENTS ARMSTRONG AND DONTÉ AWARDED AS GOOD NEIGHBORS

The Goddard Riverside Community Center awarded Winifred Armstrong and Lucille Michele Donte the Good Neighbor Award at their annual dinner on May 1. The official inscriptions:

WINIFRED ARMSTRONG:

For founding and being the guiding light of the ten year old Park West Neighborhood History Group; for organizing its "Walks and Talks" programs; for her dynamic and devoted leadership at Park West Village and her advocacy of tenants' rights the past forty years that benefited tenants throughout the state.



LUCILLE MICHELE DONTÉ:

For her advocacy and leadership the past twenty years in establishing and improving the Frederick Douglass Playground and her work with the 24th Precinct as Events Coordinator of National Nights Out, the Children's Party and the 24th Precinct Holiday Party.



DUCKS IN THE PARK — OUR PARK!

The area around the Pool in Central Park near 100th Street is always a soothing, calm spot to spend some time.

There can also be a lot of activity there, as witnessed on a recent afternoon: a festive party on the lawn; some mourners laying flowers on a dedicated bench; the New York Classical Theater group rehearsing sword fights for Richard III; and Ms. Mallard waddling around with her nine little ducklings.

372 CPW ELECTS 2010 REPS

Hosted by Francine Brewer, tenants met at 372 CPW on June 9 to air their concerns, express views about community issues, and elect building reps and alternates. There was lively discussion among those who attended.

One result was that the next day, a tenant took it upon herself to contact the Dept. of Transportation in an attempt to improve the safety of the intersection of Central Park West and 97th Street, where she has witnessed many accidents.

Tenants also expressed concerns about the Jewish Home Lifecare Corporation's plans to build a new 22-story facility in the Park West Village neighborhood. A document about the proposed building, produced by Westsiders for Public Participation, was circulated among the meeting's attendees.

Tenants also reelected current Building Representatives Charles Berger, Francine Brewer and Palmer Tome, and Alternate Reps Arnie Elman, Annie Muir and Ellen Wright. One tenant thanked the reps and alternates for their service to the PWVTA and all our neighbors.

NEW SOCIAL ACTIVITIES CHAIR

Maggi Peyton appointed Roy Rachamimov as Chair of the PWVTA Social Activities Committee, and the Executive Board ratified the appointment on June 15.

Roy, a 788 Columbus Avenue tenant, wants to cultivate a vibrant community at PWV. In this role, he will organize activities that appeal to all tenants. He is now soliciting ideas and volunteers. See www.surveymonkey.com/s/PWV today!

784 Columbus Neighbors Meet June 29 to Elect Reps

784's annual meeting was held in the building's lobby on June 29 at 7:45 pm.

The three PWVTA Building Representatives elected for 2010 include Daphne Myers, Mary Livingston and Edith Schickendanz, and the three Alternate Reps elected are Dan Dunbar, Florence Wagener and Judy Urrutia.

The PWVTA appreciates those residents who attended, and all enjoyed getting together for business and welcoming summer socializing.

The PWVTA Executive Board regularly meets on the third Tuesday of the month, except in July and August (Special EB meeting was held July 20 — see PWVTA.org for info).

The next Executive Board meeting will be held Tuesday, September 21, 7:30pm at the Ryan Health Center downstairs (110 W 97 St). Doors open at 7pm for cookies and community. PWVTA members and associate members are welcome to attend.

Produced by the PWVTA Communications Committee.

Contributors: Win Armstrong, Francine Brewer, Albina De Meio, Clare Dockery, Charlotte Ford, Emily Margolis, Daphne Myers, Maggi Peyton, Roy Rachamimov, Eileen S, Miriamne Spector, and Chuck Tice. To help report, edit, compose, design, or distribute, call the PWVTA Hotline: 212-662-2610, or write Commo@pwvta.org. Submit content articles to: Editor@pwvta.org.

JOIN YOUR NEIGHBORS – RENEW NOW!

PLEASE RETURN THIS MEMBERSHIP / ASSOCIATE MEMBERSHIP COUPON TO YOUR BUILDING REPRESENTATIVE OR MAIL TO:

Park West Village Tenants' Association
P.O. Box 20339, Park West Finance Station, New York, NY 10025-0339

Name: Building: Apt: Phone:

Rent-stabilized tenant Market-rate tenant Renting from private owner Owner Email:

Check for **2010 membership dues** enclosed, payable to PWVTA \$40. Other*: \$

[Condo owner] Check for **2010 associate membership dues** enclosed, payable to PWVTA \$35

Check includes additional contribution to Legal fund. Amount: Check for MCI Legal Fund only:

☆ If you cannot make full \$40 payment of your annual dues, please pay what you can.