

The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association

info@pwvta.org

February 2011

Dealing with Management...

HOW TO FIX YOUR BROKEN APARTMENT!

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 Park West Village tenants need repairs or have other problems within their apartment, a call can be made to the PWV Management office at 212-222-5121 to assess a problem or schedule an appointment for repair work. Your issues might include malfunctioning appliances such as stoves or refrigerators; window blinds or door locks; or insects, pests, leaks, or plumbing problems.

On occasion, tenants have encountered difficulty in getting repairs scheduled and obtaining replacements for malfunctioning appliances.

HOW TO GET HELP continued on page 2

JOIN YOUR PWVTA NOW!

With 2011 already underway, it's time to join or renew your PWVTA membership! The PWVTA is *your* organization. We deal with Park West Village issues as well as affordable housing and neighborhood concerns. The work is done entirely by volunteers, with occasional (and costly) legal help.

Members are welcome to attend Executive Board meetings, join committees, and meet and participate with neighbors. As you see in the page-three story about our recent party, we enjoy holding social events together too.

The more members we have, the more strength and impact we have. New residents are welcome to join. Annual membership is per calendar year, and 2011 dues are \$45. Condo owners may join as Associate Members for \$35. Please take part by paying your dues...and *get involved!*

See the coupon on page 4 ⇨



March 15 MEMBERSHIP MEETING AND ELECTION OF OFFICERS

The PWVTA's Annual Membership Meeting will be held Tuesday, March 15, 7:30 p.m. at the Ryan Health Center, 110 West 97th Street.

We will discuss current issues, including proposed plans for a 22-story JHL nursing home, and concerns about the pending relocation of existing parking spaces to the garage beneath 808 Columbus Avenue.

The meeting will include the annual election of officers. A special flyer that lists nominees will be distributed in early March. See page 4 for more information on the election.

All Park West Village residents are invited, but only PWVTA members may vote.

EMERGENCY MEETING HELD FOR CAR PARKERS

An urgent need for information led to a meeting on February 3rd for all residents who rent parking spaces in the two parking lots abutting the 784 Columbus Avenue and 792 Columbus Avenue buildings.

The focus of the meeting was the proposed relocation of parking spaces from these lots to the underground parking facility at 808 Columbus Avenue. Early indications are that the garage there may require valet parking only.

Car owners affected by the proposed relocation should send information on their situation to the PWVTA at Parking@PWVTA.org. We will keep you informed.



It is always helpful to document requests for repairs and a replacement appliance in writing to the PWV Management office.

So that the PWVTA is aware of continuing issues faced by tenants, please copy one of your building representatives on complaint letters you send to PWV Management. If your request has not been fulfilled in a timely manner, please call the PWVTA Hotline (212-662-2610) or email 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. Further information can be reviewed here: www.housingnyc.com/html/resources/hmc.htm.

The PWVTA welcomes queries from all tenants in our community on important quality of life issues. Please see the contact information above so we can help you.

LEGAL COMMITTEE MEETING

The PWVTA's Legal Committee next meets on Tuesday, March 8, 7:30 p.m. at the Ryan Health Center, 110 West 97th Street.

We've been operating without a chairperson for nearly a year, so the first item on the agenda is to locate a volunteer for the President to appoint as the new Legal Committee Chair.

We also expect to discuss issues that affect nearly all the decisions made by the PWVTA on behalf of Park West Village and our neighborhood.

Note that this committee has never required its members to be lawyers, and we expect participants to be mostly non-attorney PWV residents with interests in nearly everything that may impinge on matters and laws that govern our homes and lives under our owners.

Are these your interests, too? For more information, please write to Legal@PWVTA.org, or call the PWVTA Hotline: 212-662-2610.

MCI for Columbus Ave buildings...

MCI SURVEY: REPORTS NEEDED NOW

All tenants in the three Columbus Avenue Park West Village buildings have received notices from DHCR (Division of Housing and Community Renewal) informing them that the landlord has filed an application for an MCI (Major Capital Improvement) rent increase based on 'pointing and related engineering services' in each building over a period from April 2006 through February 2009.

Despite the landlord's indication that 'pointing and relating engineering services' have corrected existing structural problems, many apartments in the three Columbus Avenue buildings (784, 788, and 792 Columbus Avenue) still experience leaks and wetness on the apartment walls that face the outside of the building. See the example in the photo below.

A survey to document conditions resulting from inadequate pointing and relating engineering services was distributed to all residents of the three Columbus Avenue buildings (784, 788 and 792 Columbus Avenue) with the January PWVTA newsletter.

The results of the survey will assist our lawyer in contesting the MCI increase by the landlord.

If you have major structural problems in your apartment that have not been reviewed by the PWVTA architect, please contact your Building Representative, or call the PWVTA Hotline phone at 212-222-2610. You can also contact us at Info@PWVTA.org.



WATER-DAMAGED WINDOW SILL RECORDED IN MCI SURVEY

PWV Neighbors Celebrate “Almost Valentine’s Day”

On February 13th, the Park West Village Tenants’ Association held the first social event of 2011 — *fiesta time at our local Gabriela’s restaurant* — where neighbors from the Columbus Avenue and Central Park West buildings mingled, learned a little more about one another, and brainstormed about more fun social activities for our community.

While there were plenty of frozen margaritas, sangria and huge mugs of beer, the success of the evening came from meeting new people, connecting by learning and sharing experiences, and finding common ground we didn’t know existed.

As you would expect in a party gathering, people mingled and moved around. There was positive energy, and neighbors kept flowing through.

Roy Rachamimov, Chair of the PWVTA Social Activities Committee who organized the event, reports:

“I met lots of new people and discovered interesting things about them. One of our neighbors studied dance in Berlin — pretty cool! I learned from someone else that she participates in a book club that gathers in the neighborhood — who knew?”

“Another neighbor shared that she had visited Costa Rica on a program with Earthwatch, volunteering in scientific research to promote a sustainable environment. And I learned that a neighbor who lives on my floor is an entrepreneur responsible for the business side of ‘Bazillion Bags’ — a laundry backpack designed for people living in apartments and dorms!”

The event was a great success! The consensus was that we need more events and to ensure that everyone learns about them. This party was intended for all community members — and rent-stabilized and market-rate tenants, as well as condo owners, were represented.

Ideas for future events suggested at the party include organizing badminton games on the lawn, bridge games, a book club, a boat cruise — how do these sound?

Thanks to everyone who came and celebrated the Almost Valentine’s Day social event. We look forward to our next social!

If you would like to receive details about upcoming events, please email your name and building information to Social@PWVTA.org.

STOP SIGN FOR SAFETY!

Good news for a change! The stop sign you see below may prevent a serious accident at the “blind corner” at the intersection of the driveway to 100th Street between 392 Central Park West and the new 805 Columbus Avenue building that houses the Solomon Schecter School — for kids!



Photo by Pam Tice

New stop sign at 100th Street & driveway west of 392 CPW

CAN YOU REPORT?

Our monthly newsletter, **The Park West Tenant**, has been well-served by community-minded volunteers who edit the words, produce the “look and feel” appearance for the content we collect, and who distribute it to building coordinators and captains in all seven buildings. Eileen S. is our chief editor, Chuck Tice is the chief graphics producer, and Charlie Berger and Evelyn Poole serve as our chief distributors.

Nevertheless, to more fairly share this work, we need a “chief reporter” to collect news and stories to publish each month in the newsletter and to keep our website content current. He or she should regularly query neighborhood groups and government authorities, PWVTA officers and committee chairpersons, and maintain contact to keep up with vital matters that affect Park West Village and our lives here.

If you have a few hours to contribute each month for this foremost function of the newsletter, please contact Maggi Peyton, at President@PWVTA.org, or the current Communications Committee Chair, Chuck Tice, at Commo@PWVTA.org. News that you collect at Reporter@PWVTA.org will not require carefully crafted writing, but simply assembled and forwarded to our chief editor, currently Eileen, at Editor@PWVTA.org. We all will thank you!

ELECTION OF OFFICERS MARCH 15

PWVTA members are to elect officers at our Annual Meeting on Tuesday, March 15. The elective positions are President, Vice President, Treasurer, Secretary, and Membership Secretary.

Any member of the association who has served on the Executive Board or a standing committee for at least one year may be nominated. Each candidate must submit a nomination petition signed by at least ten members who have not signed for another candidate for the same office.

Duties of each office are listed in the PWVTA Bylaws, posted at www.pwvta.org. To run for office, contact an Election Committee member for a nomination petition: Charlie Berger, Chair, 212-865-7610; Lucille Michelle Donte, 212-662-0723; Mary Livingston, 212-749-6651; or write Election@PWVTA.org.

In March, building reps will distribute meeting notices with the list of nominees and bios.

— INVITATION to a fundraiser for Tenants Political Action Committee —
THURSDAY, FEBRUARY 24 6:00 – 8:00 pm At the home of City Council Member Gale Brewer and Cal Schneider 29 West 95th Street (between Central Park West & Columbus Avenue), Manhattan. Our special guest is State Senator GUSTAVO RIVERA of the 33rd State Senate District in the Bronx. Senator Rivera was elected with significant help from tenants, defeating the landlords' number one advocate in Albany, Pedro Espada. *Gustavo is a true progressive who understands the importance of maintaining and strengthening our rent protection laws.*

Because we want as many tenant leaders and organizers as possible to meet Gustavo Rivera, we are keeping this event affordable, with a minimum contribution of \$25. Of course, we will gladly accept more if you can afford it. If you are unable to attend, we will greatly appreciate your support. The proceeds of this event will be used to support the Real Rent Reform Campaign to renew and strengthen our rent laws. Send your check, payable to Tenants PAC, to: Tenants PAC, 277 Broadway, Suite 608, New York NY 10007. Or pay at the door. Contributions to Tenants PAC are not tax deductible. RSVPs requested, but not necessary! Email RSVPs to action@tenantspac.org or call (212) 577-7001.

392 CPW Building Meeting Wednesday, March 2 7:30pm

There will be a Building Meeting for all the rent-stabilized tenants of 392 Central Park West on Wednesday, March 2, at 7:30 p.m. Condo owners joining PWVTA as Associate Members are also welcome to attend.

The important agenda items and location will be sent to you prior to the meeting.

The PWVTA Executive Board regularly meets on the third Tuesday of the month, except in July and August.

The next Executive Board meeting will be held Tuesday, March 15, 6:30 p.m. at the Ryan Health Center, 110 W. 97th St. Doors open at 6 p.m. for cookies and community. PWVTA members and associate members are welcome to attend.

Following the Executive Board meeting, the Annual Membership Meeting with elections begins at 7:30 p.m.

All Park West Village residents are welcome to attend, though only PWVTA Members and Associate Members may vote.

Produced by the PWVTA Communications Committee.
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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 **2011 membership dues** enclosed, payable to PWVTA \$45 Other*: \$.....

[Condo owner] Check for **2011 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 \$45 payment of your annual dues, please pay what you can.

Your membership card will be delivered to you.