

The Park West Tenant

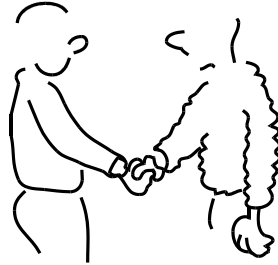
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The Newsletter of the Park West Village Tenants' Association

September 2005

WELCOME NEW TENANTS

Did you know that the 784, 788 and 792 Columbus Avenue buildings – a part of Park West Village – are RENT STABILIZED? That means that there may be a legal rent for your apartment. That legal rent may be less than you are paying now!



Interested in finding out more? Call the Park West Village Tenants' Association Hotline: 212-662-2610.

4th ANNUAL PWVTA FLEA MARKET

WHEN: Saturday, September 24th (rain date Sept. 25th) from 10:00 a.m. to 6:00 p.m.

WHERE: 788 Columbus Ave. Playground

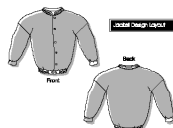
WHAT: Clean clothing, small working appliances, hand carried furniture, pictures, jewelry, hats, scarves and new, unworn shoes. Baked goods are also needed. Books will be accepted Sept. 24th.

HOW: Bring donated items to the basement room in 792 Columbus Ave. on the following dates and times: Tuesday, Sept. 13th, 6-8 p.m.; Thursday, Sept. 15th 12-3 p.m.; Saturday, Sept. 17th from 2-4 p.m.; Sunday, Sept. 18th from 12-3 p.m.; Monday, Sept. 19th from 10 a.m. to 2 p.m.; and Tuesday, Sept. 20th from 10 a.m. to 6 p.m.

WHO: Volunteers are needed to set up on Sept. 24th and to break down at the end of the day.

CONTACT: Liz Boyd (212-749-5312) or Lois Hoffman (212-222-1621) for more information and to volunteer.

PROCEEDS: Will be donated to the Park West Village Tenants' Association to support the work of the Association



CHANGES AFOOT

Many of you have probably been hearing rumors here at Park West Village of pending construction and development, and here's what we know so far:

All of the businesses on Columbus Avenue including Central Park Café, the Indian restaurant, Covenant Discount and others have received notices to vacate their premises by September 30, 2005. All businesses on Amsterdam Avenue have also received notices to vacate by the same date.

In addition, about 30 tenants in 784, 788, and 792 Columbus Avenue have received notices to vacate their parking spaces by September 30, 2005. Most of these tenants have been paying "fair market" rents for their parking spaces, but several are rent stabilized tenants who unwittingly allowed their parking space to be separated from their apartment lease.

On Wednesday, September 7th, a committee of PWVTA representatives met with representatives of the owners to find out what plans they had for the future of these properties, as well as the loss of the parking spaces.

The PWVTA representatives were told that it was too early to say. Apparently, large-scale development plans are in the works, but the specifics have not yet been finalized.

We urge all tenants who have received notices to vacate their parking spaces to call the PWVTA hotline at 212-662-2610.

IMPORTANT!

APARTMENT REGISTRATION FORMS

In July the annual registration forms were mailed to rent stabilized tenants. Be sure to check that your rent has been registered correctly.

If there is an error, call the Management Office (212-222-5121) and ask them to send a corrected copy to DHCR.

DECREASED SERVICES CAN = RENT REDUCTION

Do you have venetian blinds in need of repair or a PWV air conditioner or other appliances such as a stove or refrigerator that doesn't work properly? If so, have you already complained to PWV Management about the problem and they've either been unable to correct it, or not responded?

Rent stabilized PWV tenants who answered "yes" to the above questions should take the following actions:

- (1) Send a certified letter to PWV Management explaining what needs to be corrected with the date and name of the person you spoke with when you made your complaint. Get a return receipt or proof of delivery when you mail the letter.
- (2) After 10 days from the date of delivery of your letter to PWV Management, if the problem has not been corrected, you have up to 60 days to file an application for a reduction in rent due to a decrease in services.
- (3) Applications can be obtained from DHCR or your building representative and should be filed with DHCR. Send a copy of your application to the PWVTA.

Tenants who follow this advice should keep the PWVTA apprised of their actions and the outcome.

Produced by the PWVTA Communications Committee.

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3rd ANNUAL DUKE ELLINGTON BLVD. MUSIC FEST

Sunday, Sept. 25th
 11:00 a.m. to 7:00 p.m.
 W. 106th St.
 between CPW and
 Columbus Ave.



More info: www.Columbus-Amsterdam-BID.org

BECOME A MEMBER OF THE PWVTA

There is still time for you to become a member of the Park West Village Tenants' Association. At a time when rent stabilized apartments and affordable housing are disappearing from New York City, it is especially important that you join with other tenants to protect your home.

Recently the landlord has given unfounded 10 Day Notices to Cure to legitimate and long time tenants in the Central Park West buildings. These notices are the beginning of the eviction process. Without the help of the PWVTA, these tenants would be on their own to fight off this threat to their homes. You can use the coupon to send in your \$40.00 membership dues. What a bargain!

JOIN YOUR NEIGHBORS – RENEW NOW!

PLEASE RETURN THIS 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:

Check for 2005 membership dues enclosed, payable to PWVTA. \$40 Other: \$

Check includes additional contribution to Legal fund. Amount: \$

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

Your membership card will be delivered to you.