

The Park West Tenant

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The Newsletter of the Park West Village Tenants' Association info@pwvta.org Summer 2009

NEED REPAIRS???

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 with their apartment, a call can be made to the PVW Management office (212-222-5121) to schedule an appointment for repair work or the assessment of a problem. Issues may include malfunctioning appliances, window blinds, plumbing, windows, door locks, etc.

PVW Management is also required to provide an exterminator for the eradication of rodents and insects. For more details, please see the PWVTA Renters' Guide at pwvta.org/guide/guide.htm.

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 replacement appliance in writing to the PVW Management office at 792 Columbus Avenue.

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

For tenants living in rent stabilized apartments: If repairs or replacements have not been done by PVW Management, it is possible to file a Complaint of 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 at www.dhcr.state.ny.us. It may also be helpful to contact the PWVTA Hotline, or send an e-mail to the PWVTA Legal Committee at legal@pwvta.org.

For tenants living in market-rate apart-

REPAIRS continued on page 2

Suddenly this summer...

NEW BUILDING HERE FROM "LAND SWAP"

The PWVTA Executive Board held a special meeting on August 13 upon learning of an apparently legal "land swap" by the Jewish Home and Hospital for the Aged for their property at 106th Street in exchange for the parking lot just west of 792 Columbus Avenue, currently owned by the Chetrit Group, where a new 22-story building is planned to be built.

The Board is exploring the legal, community, and environmental implications, especially the potentially hazardous increase in foot, car, and ambulance traffic in and around Park West Village, at a time when other massive buildings are already making substantial changes in the neighborhood's nature and density, and in the quality of life of the thousands of people who have made this their home today.

As more is learned, the PWVTA will inform you on the website www.PWVTA.org, where the initial proposal is now posted: see the Campus Redevelopment Update, August 2009, issued by the Jewish Home Lifecare.

EMERGENCY COMMUNITY MEETING ***☞ Wednesday, August 19, 7PM***

City Councilmember Melissa Mark-Viverito is holding an emergency community meeting on the land swap issue for all Park West Village and West 106 Street residents. Call her office for location or more info: 212-828-9800, or see www.PWVTA.org.

PICNIC for Park West Village **SATURDAY, SEPTEMBER 12 5-7PM** **ALL WELCOME FOR THE PARK WEST VILLAGE PICNIC!**

In the backyard Green behind 400 CPW
Cosponsored by the PWVTA and the Park West Community Network. More info: parkwestcommunitynetwork.org
Bring your favorite food to share, and enjoy a good time with your neighbors, including some you've yet to meet!
Rain date Sunday

ments: The New York City Housing Maintenance Code delineates the obligations of owner and tenant. Further information can be seen on this website: www.housingnyc.com/html/resources/hmc/hmc.htm

A Tenants' Rights Guide, published by the Office of the Attorney General of the State of New York, can be viewed at: www.oag.state.ny.us/bureaus/real_estate_finance/pdfs/tenants_rights_guide.pdf.

NEW RGB RENT GUIDELINES NUMBERS

On June 23rd, the NYC Rent Guidelines Board enacted guidelines for rent-stabilized apartments renewing leases between Oct. 1, 2009 and Sept. 30, 2010: 3% for a one-year lease renewal; 6% for a two-year lease renewal.

Also: a "longevity tax," a minimum rent increase of \$30 for one-year renewal leases and \$60 for two-year renewal leases in the case of tenants who have been living in their apartments for six years or longer.

HUMAN TRAFFICKING FILM

On Thursday, August 27, 6:30PM you can see a free screening of a 35-minute documentary "Dreams Die Hard" on Human Trafficking at the Bloomingdale Library at 150 W.100th Street, with a Q&A after screening the film.

Human Trafficking is a heinous crime that is prevalent worldwide. We are trying to raise people's awareness, and hope to inspire many others to join in our determined fight to make a difference.

PWVTA Asks Mayor:

APPLY CITY'S ENVIRONMENTAL REVIEW TO PARK WEST VILLAGE

The NYC Mayor's Office of Environmental Coordination (MOEC) has in place comprehensive environmental review procedures which should be applicable to Park West Village and like projects, but are not.

PWVTA's July 27 Memorandum to MOEC succinctly reviews PWV's experience in trying to get planning and review support from city agencies over the last three years of PWV construction on matters such as health, design and traffic, and urges making the City's environmental review procedures applicable to large private projects such as PWV.

To see the two-page memo, go to www.pwvta.org or leave a message on the PWVTA hotline, 212-662-2610.

The PWVTA Executive Board regularly meets on the third Tuesday of the month, except July and August (see www.PWVTA.org for info).

The Primary Election September 15 postpones the next meeting to: Tuesday, September 22, 7:30 pm. Door opens 7:00 for cookies & community at the Ryan Health Center, 110 W. 97th Street, downstairs. PWVTA members are welcome to attend.

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 2009 membership dues enclosed, **payable to PWVTA** \$40 Other*: \$

Check for 2009 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.

Your membership card will be delivered to you.