

The Park West Tenant

ALBANY DEBACLE -- STALLbany!

After waiting forty years for Democrats to regain control of the NY State Senate, the PWVTA had high hopes for legislative reform of New York City's rent laws.

We expected the repeal of vacancy decontrol — a provision in the rent law that has resulted in the loss of 100,000 units of affordable housing over the last ten years; a Mitchell-Lama bill that would protect buildings that have left, or about to leave, the program; and the reform of Major Capital Improvement laws.

Due to a puerile power grab by Republican State Senators and two Democratic Senators (Espada of the Bronx and Monserrate of Queens), the fate of these critically important tenants' rights bills is in question.

As of June 22, there is no agreement between Democrats and Republicans on a power-sharing session that would allow bills to be introduced and voted upon. If there is an agreement, there will still be tortuous negotiations over which bills will be brought to the floor this year.

Once again, we are at the peril of STALLbany!

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WE MUST CONTRIBUTE FOR MCI ATTORNEY

To contest the recent lobby MCI (Major Capital Improvement) that could increase rents in 784, 788 and 792 Columbus Ave, the PWVTA has retained the Himmelstein law firm.

The firm already has the owner's application for 784, and has requested an extension until June 30 to review the applications for 788 and 792.

Because the Tenants' Association seeks to eliminate or reduce the unfair increases sought by the owners for lobby renovations, it now asks rent-stabilized tenants in these buildings to contribute to the Legal Fund to help defray the \$5,000 law firm retainer.

Your help is critical. To strengthen this urgent case, please remit the coupon on page 4 and mark your contribution "MCI Legal Fund."

RGB FINAL HEARING BEFORE JUNE 23 RENT INCREASE VOTE

The final hearing on proposed increases by the Rent Guidelines Board (RGB) was held on June 17 at Cooper Union. Tenant groups held a rally outside the building and called on the mayor to ask the board not to raise rents. Tenants, tenant activists, elected officials and landlords testified. Clare Dockery, Chair of the PWVTA Outreach and Action Committee, represented our community.

Manhattan Borough President Scott Stringer pointed out that last year, after landlords argued that energy prices would continue to rise, the RGB approved the highest rate increases in more than twenty years.

Since energy prices have actually leveled out, Stringer argued that tenants should get a break now: "So come clean, admit you made a mistake, and the reason you want to freeze high rents is because you rent-gouged last year based on a faulty set of assumptions."

The final vote of the RGB will be held **Tuesday, June 23 at 5:30pm at Cooper Union, 7 East 7th Street at 3rd Avenue. Increases that are granted will go into effect for lease renewals starting October 1st.**

**RGB RENT VOTE JUNE 23!
DEMONSTRATE JUNE 23!
SEE PWVTA.ORG NOW!**

ERRATA — Air Conditioners
The May 2009 edition of this newsletter stated that tenants may lease air conditioners from Park West Village management. Although this service was previously provided, management no longer offers it.
The Communications Committee apologizes for this error.

PWVTA EXECUTIVE BOARD June 18, 2009 [WEB VERSION 7-18-09]

OFFICERS:

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Outreach and Action	Clare Dockery, Chair	Action@PWVTA.org	212-866-6061	792	11G

BUILDING REPRESENTATIVES & ALTERNATE REPS:

784 Col Ave

Rep	Daphne Myers			784	1B
Rep	Jane Bender			784	4T
Rep	Edith Schickedanz			784	15A
Alt	Dan Dunbar			784	4E
Alt	Jeanne Roitman			784	11L
Alt	Judith Urrutia			784	15R

788 Col Ave

Rep/Alt	Vivian Dee			788	8O
Rep/Alt	Fran Handman			788	8K
Rep/Alt	Mike Johnson			788	7L

792 Col Ave

Rep	Kathy Bergman			792	17R
Rep	Clare Dockery			792	11G
Alt	Adam Resnick			792	4J
Alt	Sara Wood			792	7K

372 CPW

Rep	Charles Berger			372	3K
Rep	Francine Brewer			372	10P
Rep	Palmer Tome			372	15R
Alt	Arnie Elman			372	14X
Alt	Annie Muir			372	1P
Alt	Ellen Wright			372	16P

382 CPW

Rep	Pnina Bright			382	6W
	Dolores Defore			382	7G

392 CPW

Rep	Evelyn Poole			392	6S
Rep	Francey Rothschild			392	10L
Alt	Sara Morgan			392	11B
Alt	Monika Napoleon			392	9E
Alt	Lorraine Williamson			392	17D

400 CPW

Rep	Emily Margolis			400	12Y
Rep	Judi Bloch			400	9D
Rep	Ron Walton			400	9S
Alt	Hedda Fields			400	4R

Resident Resources Directory Now in Every PWV Building

Need someone to take in your newspaper, accept a delivery or pick up your mail while you're away? Accompany you home from a medical appointment? Pick up a prescription or groceries when you're sick? Or would you like to help your neighbors with such tasks?

PWV residents have formed a new volunteer network to assist each other in many ways!

Check out the new **Resident Resources Directory** – a notebook now available in each of the seven Park West Village buildings that lists who's willing to help out and the tasks they're willing to assist with.

In 784, 788 and 792 Columbus Avenue, Resident Resources Directories can be found in the locked cabinet at the front desk, and may be accessed with your lobby door key. (Kindly return the Directory to the cabinet when finished!)

In 372, 392 and 400 CPW, Directories can be found at the front desk. The location for the 382 CPW Directory awaits lobby redecoration and will be announced as soon as possible.

Directories were compiled by Park West Community Network (PWCN) volunteers in each building. A grant from City Councilmember Melissa Mark-Viverito helped with printing costs. Take a look at your building's directory. For more info, see parkwestcommunitynetwork.org.

PWVTA Meets Again with Developer

On April 28, PWVTA continued discussions with the developer, suggesting design modifications to the proposed north/south service roads to run in front of 784, 788 and 792 Columbus Avenue between 97th and 100th Streets.

Besides trying to obtain confirmation that the current layout will not be changed to a continuous through road, topics broached included the location and breadth of sidewalks, location of turnarounds required on the 97th Street and 100th Street sides, configuration of dropoffs in front of each building and relocation of the security booth.

An alternative design is now being prepared. Stay tuned!

Retail Stores Plan to Open

Whole Foods, Whole Foods Wines, T.J. Maxx, Sephora, Michaels Arts & Crafts, and Bank of America are scheduled to open late summer/early fall on the west side of Columbus Avenue between 97th and 100th Streets.

Other stores announced include Modell's Sporting Goods, Chase Bank, Duane Reade, Crumbs Bake Shop, and Borders Books. Associated Foods and the Ryan Health Center's Program for Women and Children are slated to open on Amsterdam Avenue near 100th Street.

Several retail spaces remain unsigned, and many PWV residents fervently want a coffee shop. The developers have said they've included gas lines to accommodate a restaurant or coffee shop, and would welcome applicants.

At the June 4 meeting of the Community Board 7/Park West Village Coordinating Group, some longtime neighborhood liquor store owners, fearing competition, expressed their objections to Whole Foods' wine shop. Whole Foods said it nonetheless intended to pursue its application to the New York State Liquor Authority for a license to operate its only freestanding wine store in the state.

Community representatives expressed support for the current liquor store owners, but urged the owners and Whole Foods to find ways to "flourish together." Whole Foods has since been granted the license.

808 Columbus Avenue to Rent

As one longtime PWV resident understated, "It could be a nice building, but it's in the wrong place!"

Some of the 360 rental apartments in the new building at 808 Columbus are being shown, while the remainder of the structure and its grounds undergo completion.

Studio, one- and two-bedroom apartment rents range from \$2,000+ to \$5,500, with larger units also available.

For further details, see www.cityrealty.com/nyc/manhattan/808-columbus-avenue and www.columbussq.com.

<p>DISRUPTIONS FROM CONSTRUCTION WORK ON WEEKENDS ARE REPORTED ON THE PWVTA WEBSITE – PWVTA.ORG</p>
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784 COLUMBUS AVE BUILDING MEETING ELECTS PWVTA REPS

On May 27, 45 tenants signed into the meeting in the lobby of 784 Columbus Avenue. Those attending included residents, PWVTA officers, committee chairpersons, and current Executive Board members.

Officers and chairpersons from 784 included Maggi Peyton, President; Dorri Jacobs, Vice President; Florence Wagener, Treasurer and Dean Heitner, Legal Committee Chair. Membership Secretary Miriamne Spector and Communications Committee Chair Chuck Tice were also introduced.

Daphne Myers chaired the meeting, offering refreshments and thanks to all in attendance.

Tenants elected three Building Representatives: Daphne Myers (1B), Jane Bender (4T) and Edith Schickedanz (15A), as well as Alternate Reps Dan Dunbar (4E), Jeanne Roitman (11L) and Judith Urrutia (15R).

Maggi Peyton spoke about current Executive Board plans. Dean Heitner reported on management's latest bid for an MCI rent increase and answered tenants' questions. Chuck Tice fell ill from a hypoglycemic episode, but fully recovered and appreciative of the care and concern he received.

Tenants' concerns and questions spanned several building issues. Win Armstrong, Jane Bender and Dinnel Spencer discussed the new Park West Community Network – neighbors helping neighbors with a variety of tasks and volunteer assistance (see PWCN article on page 3 for details).

400 CENTRAL PARK WEST REPS ELECTED FOR 2009

Tenants met on June 2 in the 400 CPW community room for their building's annual PWVTA election meeting. Maggi Peyton, the new President of PWVTA, was in attendance.

Emily Margolis (12Y) and Judi Bloch (9P) were reelected as Building Representatives; Ronald Walton (9S) was elected the third Representative, and Hedda Fields (4R) was elected Alternate Rep.

Emily and Judi discussed current tenant issues, including the Rent Guidelines Board hearings and vote on 2009 rent levels, tenant legislation pending in Albany, the Columbus Avenue buildings' MCI rent increase, the J-51 legal ruling, and the status of construction projects on Columbus and Amsterdam Avenues.

The PWVTA Executive Board regularly meets on the third Tuesday of the month, except July and August (see www.PWVTA.org for info). PWVTA members are welcome to attend. Next meeting: Tuesday, September 22, 7:30 pm. Door opens 7:00 for cookies & community. At the Ryan Health Center, 110 W. 97th Street, downstairs. [No meeting Primary Election 9/15]

Produced by the PWVTA Communications Committee. Contributors: Winifred Armstrong, Albina De Meio, Clare Dockery, Dean Heitner, Daphne Myers, Maggi Peyton, Eileen S, and Chuck Tice. To help report, edit, compose, design, or distribute, call the PWVTA Hotline: 212-662-2610, or write Communications@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 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.