

WESTSIDERS FLOCK TO COMMUNITY FORUM

On March 29, from 6-8pm, the CB7 Task Force held a Community Forum at Anshe Chesed Synagogue west 100th Street about rezoning the Upper West Side. The area to be discussed was the Broadway Corridor, from 96th to 110th Streets. Among the many speakers were Borough President Scott Stringer and the City Councilmember Melissa Mark-Viverito, advocates for affordable housing and tenant interests.

One positive aspect of this meeting was its size, estimated at 500 people, which indicates great community interest. Tenant activist groups emphasized limiting buildings to 12 stories. Residents expressed concern that construction would decrease the quality of life and sense of community they now enjoy. They want unblocked sunlight, trees and open spaces, to be able to walk on the sidewalk and talk to their neighbors, continued access to nearby retail stores, good lighting installed to deter crime.

Those who spoke were clearly informed and raised intelligent questions. However, the evening was essentially unproductive, as it was clear that either what west-siders want isn't a priority, or CB7 really has no power. Someone who asked about development at Park West Village was told this topic wasn't on the agenda. The response to "Which group decides on rezoning?" was "I'm not sure." An important question, "Will there be a moratorium on any construction in the months before this decision is made?" could not be answered. My sense is that financial interests are primary here and developers' plans will go forward without any hitch.

other articles due

MCI > PAR has been filed (pending)

Update re: development from the Quality of Life committee (pending)

Update on security deposits (pending)

Pointing on Columbus Ave. side of PWV
(possible blurb pending)

LETTER FROM THE PRESIDENT

Change is the circulation of energy (an old Buddhist saying); Change is not made without inconvenience, even from worse to better (Samuel Johnson 1790); if we want things to stay as they are, things will have to change. (Giuseppe di Lamprdusa 1896-1957 – The Leopard).

As the new President of PWVTA I am also a change. There are many changes happening in our community. More importantly there are changes going on in our very own complex. It is important that we work together so that the upcoming changes least disrupt our lives. The three PWV buildings on Columbus Avenue are all rental apartments. Regardless the rent being paid, we are all renters and these changes affect all of us. The four buildings between CPW and Columbus Avenue are condos with a fair number of rent-stabilized tenants in them. Again the changes affect all of us. We look forward to working with the condo owners who are also concerned about the neighborhood. I hope we will all join forces to do what is best for PWV. We want also to be meeting and working with our neighbors in Douglas Housing, the apartments on 97th Street and surrounding areas.

The PWVTA is working hard to find out what the changes will be and how best we can all work together to assure that the changes will best suit all of us. Park West Village is an extremely diverse community. We would like to keep it as diverse as possible. We would like to keep our open spaces. We want to have a variety of places to shop and to eat, and most importantly afford.

The Tenants' Association is working with Community Board 7, prodding our elected officials as necessary to make sure our voices are heard, meeting and working with as many government agencies as we can to best serve our needs.

My goal for the upcoming years is to get as many new members into the Association as possible. Our strength is in numbers. As a volunteer organization we need new members, new volunteers. There will be meetings to attend, flyers to distribute, who knows maybe even marches to march.

PARK WEST VILLAGE TENANTS' ASSOCIATION

Officers and Building Representatives 2006

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New Executive Board listing & coupon (copy from May 2005 newsletter & we will make necessary changes to names – let me know if you don't have)

[LISTINGS IN COLUMNS]

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From a Neighbor . . .

There are many things about Park West Village that make it a special place to live. One is the spacious and open view of the city, Central Park and our own physical environment. We see it and enjoy it everyday. I suspect it is most special when we see our home through the eyes of guests seeing it for the first time.

Another and equally precious part of our home is the ever changing variety and ages of the people who live in Park West. Every year that I have lived here, both the character and the spirit of our home has changed many times as a result of the changing mix of those with whom we share our home as well as our very lush physical environment. In addition, the social climate of our environment is very special and should be both welcomed and protected. I hope we never take it for granted.

DO WINE COOLERS COUNT?

Should wine coolers installed by the owner count as apartment improvements for which a tenant's rent can be raised? What about a new refrigerator every three years?

The owners of PWV rental apartments are charging up to \$2500-2800 for newly-rented one bedroom apartments in 784, 788 and 792 Columbus Avenue. It is not legal to escalate the rents in these buildings for unnecessary improvements or before the 'useful life' of equipment is up.

If you think you are being overcharged, call the PWVTA Hotline, 212-662-2610. We've helped many tenants get their rents reduced.

Help from Cats in Crisis!

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HISTORY CORNER

A fascinating chapter in Robert Caro's prize-winning book *The Power Broker* is on the building of Park West Village (aka Manhattantown at that time.)

COMPACTOR ROOM ETIQUETTE

It has come to the attention of PWVTA that many residents misuse the compactor rooms.

Some order their groceries from online internet providers. These grocery boxes are left in their constructed state in the compactor rooms preventing the doors from opening and taking up space needed for other items to be recycled. These boxes should be broken down, flattened, tied in bundles and taken to the basement if the compactor room can not easily accommodate them.

Clean glass bottles and jars, plastic bottles and jugs, beverage cartons, metal and foil should be placed in clear plastic bags or the blue labeled recycling containers. Good judgment tells us that if we have an exorbitant amount of these types of items they should also be discarded in the basement.

Newspapers, mixed papers, catalogs, periodicals, telephone directories and soft covered books should be neatly stacked on the shelves provided.

Furniture, glassware, ceramics, styrofoam, mirrors, and plastic toys should be packaged and taken to the basement for removal.

Cooperation in this effort will make the quality of life improve in our buildings.

SCRIE/DRIE RECIPIENTS AND MCI INCREASE

Tenants under SCRIE & DRIE are not responsible for MCI increases or arrears. You should continue to pay the rent allowed under SCRIE or DRIE and do the following:

Make a copy of the MCI form you received from DHCR

Put your SCRIE or DRIE docket # on the front of the form

Mail the copy of the MCI form with your docket # to either:

Department for the Aging NYC Department of Finance

SCRIE Program DRIE Exemptions

2 Lafayette Street 59 Maiden Lane, 20th Floor

New York, NY 10007-1392 New York, NY 10038

SCRIE or DRIE will be in contact with the owner regarding their Tax Abatement Credit.

Now There's a DRIE

On October 10, 2005 New York City enacted a law which extended to disabled renters the same kind of rent increase exemption presently granted to seniors by SCRIE.

The new Disability Rent Increase Exemption (DRIE) is available to applicants who meet four criteria. First, the applicant must rent an eligible apartment, which includes rent-stabilized and rent-controlled units. Second, the applicant or spouse must be disabled. Third, the applicant must be receiving certain specified disability benefits, such as Social Security Disability Income or SSI. Fourth, household income must not exceed a specified amount.: \$17,580 for individuals or \$25,212 for couples.

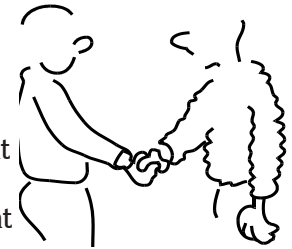
If all criteria are met, the renter will be exempt from rent increases, and the landlord will be credited by the City for the exempted amount on his property taxes.

Applications can be downloaded from the Internet at www.nyc.gov or obtained from:

NYC Department of Finance
DRIE Exemptions
59 Maiden Lane, 20th Floor
New York, NY 10038

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 pay-



ing now! Even if you signed an agreement not to challenge your rent, that agreement is not valid.

Interested in finding out more? Call the Park West Village Tenants' Association Hotline: 212-662-2610. You'll be more than welcomed!

MEMBERSHIP FOR 2006

Membership in PWVTA is per calendar year. Many of you have already joined for 2006, but if you have not yet joined or renewed please use this coupon below now!

Produced by the PWVTA Communications Committee. Contributors: Francine Brewer, Vivian Dee, Emily Margolis, Vic Margolis, Miriamne Spector, Chuck Tice, and Daisy Wright. To help report, edit, compose, or distribute, call the PWVTA Hotline: 212-662-2610.

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 2006 membership dues enclosed, payable to PWVTA. \$40. Other: \$

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