

DECEMBER 2022
News from the London Terrace Tenants Association
LTTAnews@gmail.com

Dear members, friends, and neighbors,

On behalf of the entire LTTA Board we would like to wish you a very happy and healthy holiday season.

HOLIDAY TIPPING: This is the season many of us show our appreciation to all the wonderful staff who maintain our building, handle our packages, and greet us, our kids, our guests, and even our pets at our doors. The porters and rovers that watch out for us while we sleep and deliver whatever we can't carry and keep our building clean and free of trash! The handy persons and the concierge staff are also there for us 24/7. It takes a lot of work to maintain a building. Please be generous and show your gratitude according to your means. There is no "right" amount. Every gift is appreciated. The LTTA is already updating the staff photos and will be setting up the poster with all the staff names in the lounge area, near the concierge desk. This is so we all know who is who. We will also be posting this information on our LTTA website this week at <https://londonterrace.wixsite.com/lтта/staff-photos> or just [LTTA.info](https://londonterrace.wixsite.com/lтта/staff-photos) if you have visited us before.

If you celebrate and haven't gotten your tree yet, wander over to our local Santa Shack on West 22nd and 9th Avenue! They have trees of all sizes, from 8' tall to 8" tabletop NYC apartment-sized trees. I can't tell you how many years they have been coming, but for as long as I can remember — they are so excited to be back!

Since it's the shopping season, get any other items you need for from Garber Hardware, right across the street from the Santa Shack, order a pizza from Don Giovanni's, and enjoy whatever holiday you celebrate. **Remember to show your LTTA member card for a discount, because our local businesses support us, and we support them!**

“What do you want from your tenants association? Please tell us. Below are just a few things we do:

- We advocate for rent stabilized and market rate tenants.
- We liaise with our attorneys and our own management company to ensure these all tenants are being treated fairly and that all housing laws are complied with.
- Our team communicates with the building when there are maintenance issues in the common areas.
- We work with our local elected officials and other community groups to keep the neighborhood safe, clean, and beautiful.

Got news about the building or the neighborhood? Tell us that too! We will be happy to share it in our next newsletter.

We are planning to have an LTTA Member Social in January or February with a date to be determined. We'll let you know as soon as we can.

This year we raised money from our annual street fair and donated to the following:

- **Holy Apostles Soup Kitchen** (\$1,000). They tirelessly feed the homeless and those in need. They are the largest soup kitchen in the country and many London Terrace residents volunteer there regularly. More info here: <https://holypostlesnyc.org/soup-kitchen-and-pantry/>
- **Met Council on Housing** (\$500) Is a tenants' rights membership organization made up of NYC tenants who believe in "housing for people, not profit." It was formed in 1959 to fight for a city where everyone has access to safe, decent, affordable housing. Many London Terrace residents use their Tenants Hotline at 212-979-0611 when we have questions about our legal rights, More info on hours at MetCouncilonHousing.org
- **Tenants PAC** (\$500). This is the group that helps keep a majority in the state legislature that is fair to tenants and has strengthened our rent protection laws. More info here: <https://linktr.ee/tenantspac>
- **Chelsea Community News** (\$1,000) An independent local news outlet just for Chelsea. Check out their coverage at ChelseaCommunityNews.com this includes a monthly advertisement for the LTTA and added advertising for our annual street fair.
- **Tenants & Neighbors** (\$500) is a grassroots membership organization working collaboratively with tenants to build and effectively wield power to preserve and protect affordable housing in New York State. T&N is a coordinating member of the Housing Justice for All (HJ4A) Upstate/Downstate Alliance that won historic rent law reform in New York state in 2019. More on them at TandN.org

LTТА Membership has its benefits: What local shops would you like us to add to our member discount? It's time to renew our relationships with our local business and build new ones and remove those that have closed.

Do you have a question with your rent bill, SCRIE, etc., Ask us we can help.

Please note that our December rent bills reflected an increase in charges for air conditioners (if you have them)--an increase for which the landlord is collecting arrears going back to October 1 so the December rent bills saw a jump for most. (SCRIE tenants need to know that yes, they DO have to pay this increase -- though not increases for new MCIs.)

Also, if you are receiving a new lease and see an added page stating, "Lease Rider for the housing accommodation" – This section needs to be completed for Vacancy and renewal leases "the tenant named in the lease hereby acknowledges the contemporaneous receipt of the above lease rider for the housing accommodation stated above." **PLEASE NOTE IT IS NOT REQUIRED unless the Landlord can provide salutatory or regulatory basis for his new rider."** An attorney advised that they are not aware of any.

Finally, we would like to remind you to NOT let strangers enter the building with you at the unstaffed doors. Safety first! Please be aware of your surroundings and if there is someone that asks you to open the door, point them to the next doorman door. If you feel uncomfortable with someone close behind you, just go to the next doorman entrance instead.

If you have any questions or need help, please reach out to us. That's what we are here for. And consider becoming a member--and/or joining our board--if you have not already. Get on our email list. We only send out a handful of emails a year.

Be well

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President LTТА