



INDEPENDENCE PLAZA NORTH TENANT ASSOCIATION

EMAIL: INFO@IPNTA.ORG • PUT A NOTE IN BUILDING LOBBY BOXES MARKED "IPNTA" • HTTP://IPNTA.ORG

IPNTA Membership — 2010

Dear Neighbor,

If you are renewing your membership, thanks again for helping the Tenant Association to support you!

If you are new to Independence Plaza, welcome!

Whether you are a Voucher, LAP or Free Market tenant, IPNTA is the organization that can answer your questions and help if you have problems regarding your residency.

The IPN Tenant Association uncovered the landlord's J-51 tax abatement and lead the legal battle for Rent Stabilization that will benefit all residents. The recently discovered failure on the part of the landlord to give residents the required notice prior to electrical submetering may mean that tenants can't be charged for their electrical usage until a new order is issued, and may be entitled to the return of the electrical usage charges they paid under the invalid order.

IPNTA identifies legal issues affecting tenants, and obtains legal representation for tenants wanting to participate in group actions. We also maintain contact with Community Board 1, local, state and federal officials and administrative agencies, and Stellar Management.

There is more work that needs to be done. By joining the tenants association you will have a voice in the fate of your home! There is strength in numbers!

Please join the IPNTA today .

— IPNTA Executive Board

IPNTA Yearly Membership Dues: Regular: \$25 per person per year Senior: \$15 per person per year
IPNTA Legal Defense Fund: Suggested Contribution: \$100 per apt (or give what you can)

Amount Enclosed: Membership(s) \$ _____ Legal Fund \$ _____ Total \$ _____

Check Enclosed (payable to IPNTA) MasterCard VISA American Express Discover

Acct # _____ Exp. Date _____ Signature _____

Name(s) (Please Print) _____

Apt _____ Bldg: 310 Greenwich 40 Harrison 80 N. Moore Townhouse # _____

Contact Telephone _____

Email _____

I would like to be a Floor Captain/Volunteer. I can offer these skills or services: _____

What the IPNTA Does for Tenants

The Tenant Association is dedicated to helping all Independence Plaza Tenants

1. We help mediate tenant-landlord problems; tenant voucher problems; maintenance and security issues.
2. We assist new tenants in getting acclimated and with any issues they might have regarding maintenance, leases, etc.
3. We oversee legal matters such as the J-51 case, and other quality-of-life issues.
4. We research and advertise community and government programs that can help IPN tenants.
5. We have gone to bat for our doormen, including meeting with union leaders.
6. We have representation on Community Board I; as well as other neighborhood organizations and have their significant support. (This is important with the rebuilding on Harrison

Street, sinkhole problems on Greenwich, keeping our neighborhood safe and viable.)

7. Members of the Executive Board, all volunteers, meet frequently to solve a variety of tenant issues.
8. A group of "extended" board members and Floor Captains also volunteer their time to accomplish Tenant Association projects.

You Too Can Be Involved

We are looking for tenants who can volunteer their specialties. We need engineers, accountants, and any other skills you can offer.

We need people to help run fundraisers, develop entertainment nights at IPN, and any clubs you think would interest other tenants.

We can use more than one captain on each floor, so if you already have a captain - volunteer anyway. We also need help distributing the newsletters.

Remember - you gotta' be in it to win it.

Rent Regulation

Our team uncovered the J-51 tax abatement which requires rent regulation. We told the Stuyvesant Town Tenant Association that their owner had a J-51.

We are fighting in the courts for rent regulation – making the hard strategic decisions aimed at getting rent stabilization benefits FOR ALL TENANTS.

Energy Efficiency and Electricity Costs

We have tried to work with Stellar Management to obtain energy-efficient appliances for all tenants.

We have discovered that the method Stellar used to submeter Independence Plaza was not done according to statutes set forth by governing agencies. [See February Newsletter for details.]

The Tribeca Community

The IPN Tenant Association has led the way in creating the Tribeca neighborhood.

We were instrumental in obtaining the supermarket, creating Washington Market Park, and installing P.S. 234. We also started the girls softball team at the Downtown Little League, and have been active on school P.T.A.s.

After September 11th, we organized and took care of ten-

ants and neighbors until the neighborhood re-opened; met with FEMA, Safe Horizon and Red Cross to extend "Ground Zero" area so IPN tenants could receive needed benefits; started the 9/11 Environmental Action Group and held seminars; and represented IPN in Washington, DC at an emergency response seminar.

We continue to keep this community viable and safe for all of our tenants.

The work IPNTA does is for every tenant and we need every tenant's support to win
