

ALGIERS NEWSLETTER –November 2024

FAÇADE AND INTERIOR REPAIRS

The façade repairs are continuing as scheduled! We wish to thank everyone for their cooperation and patience through this prolonged project.

We are in the process of setting up interior inspections of the areas that had water damage so that repairs can begin. The corporation will take care of making these repairs. Paint/wallpaper is considered a “decoration” and as such is the responsibility of the resident. There have been questions regarding necessary repairs being done to ceilings that required reinforcing/replacing or where renovations were done. Repairs to these areas will be done. We are offering Omer Hoti, the building’s contractor to perform the work. If you want to hire your own contractor to do the work, you are welcome to do so at your own expense. Omer will inspect every unit needing repairs and will provide us with a quote for each unit. You are free to hire Omer to paint, but all plastering and necessary repairs will first need to be completed throughout the building before anyone’s finishing work can begin. That will be a private arrangement that you will make with Omer, and you will pay him directly.

BUDGET FOR 2025:

The proposed budget for 2025, unfortunately, will require a maintenance

increase. After the expenses for the elevator overhaul, the plumbing repairs, the façade work and the fixed expenses (taxes, insurance, salaries, gas, water, etc.), we are looking at a minimum 5% increase. We are awaiting the proposal for the new rates on the insurance. The industry trend is exorbitant increases across the board. We are hopeful for a favorable outcome. Once we have locked in the rate for the insurance premiums, we can finalize the percentage of the increase that will appear on the January maintenance bill. More information will be sent out as soon as we have the new premium rate.

AIR CONDITIONERS

Now that the summer season is ended, it is time to arrange to have your AC units removed from your windows, if you so wish. Please get a work order from the front desk to make the arrangement.

Last month we informed residents of newly designed AC covers made from Neoprene (the same material that wet suits are made from). The kit also includes side panels for the AC unit that are attached with Velcro tape. The cover alone sells for \$60. The whole kit with the side panels sells for \$90. Price adjustments will be considered based on the number of units that are ordered. Samples are available at the front desk along with a sign-up sheet. If we are to order them, we

will need to do so in the next couple of weeks for delivery before the really cold weather sets in.

This might be a solution for those residents who always feel that their apartment is cold. If you would like more information, please contact the Board at Algiersboard@gmail.com.

GENTLE REMINDERS:

- Please remove laundry promptly, clean lint filters and pick up dryer sheets from the floor.
- Relock the brown organics bins to avoid infestation.
- Help our staff by separating your recycling and rinse all plastic, metal and glass.
- Plastic bags do not go in plastic recycling. They can be returned to Key Food, Target and most other stores.
- Toys left in the lobby for use in the playground will be deemed abandon and disposed of. Toys or balls are not to be left in the playground.

THANK YOU TO OUR STAFF

It has been a very busy time here at the Algiers! Our staff has done an amazing job with Spring/Summer clean-up, all the added work related to the façade project, and their extra work for the Sukkah. We want to thank our team and remember them with the holidays coming up:

Juan Rivera – Superintendent
Jorge Rodriguez – Handyman
Pompeyo Moran – Porter

Terry Boylan – Door Attendant
Ruth Garcia – Door Attendant
Gil Perez – Door Attendant

If you need to contact the Board, please send an email to: Algiersboard@gmail.com or leave a note with the door attendant.

If you need assistance from the staff, please file a work order form available from the door attendant or download it from the website: **3616hhp**.

If you need to contact management call Stillman Management at 914-813-1900.

LOOKING AHEAD

November 11th – Veterans Day



THANKSGIVING DAY – NOVEMBER 28TH

