



ALGIERS NEWSLETTER – JUNE 2024



President's Message

The Board wishes to thank the Hebrew Institute of Riverdale, once again, for the use of their social hall. Although we did not reach the quorum necessary to have a formal election, the incumbent members with the addition of Christina Harcar (taking over in Ken Sheehan's seat) will serve as the board members for the coming year.

We wish to thank Ken Sheehan, who retired as Treasurer after about 13 years. His service, as Treasurer brought the Algiers into a position of excellent financial standing. His hard work, dedication, wealth of knowledge, and support are unsurpassed, and he will be greatly missed.

The Board members are: Erica Noy – President Wendy Levinson – Vice President
Stan Dubin – Treasurer Jose Alonzo – Secretary Nina Bruder – Director
Christina Harcar – Director Patrick O'Connor – Sponsor Rep.

RESIDENT QUESTIONS AT THE MEETING

The Q&A centered around the assessment. Residents were wondering why an assessment was necessary even though we are meeting our operating budget. It was explained that any major projects, such as the upcoming façade repairs, are funded by the reserve, not the operating budget. The funds from the assessment will help support the reserve fund to ensure that it remains at a healthy level. Considering the age of the Algiers, we must plan for any unexpected emergencies.

The other area of concern was residents' frustration at not being able to speak with management personnel when they have questions. Management representatives at the meeting noted the questions and supplied proper names and phone extensions to assist in contacting the appropriate personnel.

FACADE REPAIRS We are in the process of signing a contract, applying for permits and are ready to begin work. We are expecting the contractors to start mobilizing the week of July 8th. As soon as all equipment is set up, work will begin. It is anticipated that we will have two

teams, one on the south side and one on the north side. The supervisor will be keeping us informed of the areas of work so that residents can be notified. All AC units will be covered and with a filter so that they can be used if needed, and windows will be covered to mitigate dust and debris from entering. As news is available, notices will be posted.

COMMUNITY ROOM

As of July, the Community Room will once again be closed. It is needed as a staging area for the contractors for the façade repairs. As soon as that work is completed, it will take a little time for staff to clean it up and it will be available for use again.

PLAYGROUND AND QUIET AREA

During the façade work, there will be periods of time when the playground and area behind the doorman will be off limits due to safety concerns with scaffolding hanging off the sides of the building. We do expect to be able to open those areas on weekends. If you have been tending to any plants in the community garden, please be

aware that when work is being done, there will be no access to the area and your plants could sustain damage. We canceled the community garden for this reason this year.

INTERCOMS

If you find it hard to communicate through your intercom, please put in a work order. Juan has bought replacement parts and will inspect and if needed, repair the unit.

STORAGE IN THE GARAGE

There are residents that still have items in their shopping carts, beach chairs, computer monitors, etc. in the garage. These need to be removed or they will be deemed as discarded and removed by staff beginning on June 24th.

AIR CONDITIONING NEWS

As was noted in the last newsletter, the city is mandating that all air conditioning units be supported with an appropriate exterior or interior bracket. Unless you have either, you cannot have an AC unit in your window. Please fill out a work order form to have this installed. You must supply the bracket. Speak to Juan if you have questions on which bracket to get. Please be reminded that if you wish to store your AC units for the off-season, each unit is billed \$35 to remove, \$40 to store and \$35 to put back into your windows. The building staff take all precautions to carefully handle and store all AC units. At the same time, the building bears no liability and tenants choose to take advantage of this service at their own risk. If there is damage to your unit, please file a claim with your insurance company.

Doorman Jeff Carr

Sadly, next Saturday, June 22nd will be Jeff's last day. For personal reasons, he needs to take a leave of absence. Angel Rivera, Juan's son, will be filling in for him.

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:

June 16th -



June 20th - First day of Summer



July 4th - Independence Day

