

ALGIERS NEWSLETTER – July 2024

FACADE REPAIRS:

The Board is eager to sign the contract for the façade repairs to begin. Unfortunately, there has been a delay due to insurance mandates that should hopefully be resolved in the next few days. Once that is finalized, the contractor will begin mobilization to bring in the necessary equipment and work will be started. It is our hope that moving forward we will stay on schedule. Please remember that the community room will remain closed during this project as it will be the staging area for the contractors. As we receive more information, it will be shared as quickly as possible

PLAYGROUND:

Please remember that once the façade work begins, the playground and back sitting area will need to be shut down during work hours while repairs are made in that area. However, the area will be available during weekends and times when no work is taking place.

AIR CONDITIONERS:

The staff has surveyed the property and found that there are numerous window air conditioners that are not in compliance with the city code for safety brackets. Should one of these units fall, there could be a tremendous fine to the corporation. Each of these units will need to be inspected to see if there is an interior safety bracket or the unit will have to be

removed until a bracket is purchased by the resident and installed by staff. A notice will be forwarded by management and compliance must be met. If you already know that your AC needs a bracket, please fill out a work order for the staff to set an appointment.

There are also AC units that are leaking onto the façade or onto other apartment AC units. These need to be addressed to determine if the unit needs repair or replacement. Owners of leaking units will receive a notice to address the issue.

VETTING ALL HIRED CONTRACTORS:

There are times when a repair needs to be made in an apartment and we want it done as quickly and easily as possible to minimize disruption to our daily life. However, under no circumstances can work commence for any job until the necessary vetting is completed and approved by Management. What might seem to be a simple fix does not always turn out as expected. We need to know that the vendor is properly licensed and insured and that the scope of work does not require permits. If you are planning any repairs, please contact Management for the guidance.

PLUMBING PROBLEMS:

Recently, maintenance staff has had to be called upon several times to snake out drain and toilets due to items that should have been discarded in the trash, not

flushed down a toilet or down the sink. Please do not dispose of items such as sharp objects, cleaning pads, feminine products, paper towels, cat litter, diapers, or personal wipes. Often such items seem to flush properly but they accumulate further down the pipe and then create a major clog. Please be mindful to avoid clogs and possible floods!"

BIKE ROOM CHARGES:

Numerous residents questioned the change in the way the bicycle room charges are now being posted on the maintenance bills. This was done to minimize pro-rating and refunding charges when a bike is moved in or out of the room. Instead of having to track when a yearly cycle begins or ends, each bike will be charged monthly. The first two bikes are charged \$50 each per year (\$ 4.16 per month) and any additional bikes are charged \$35 a year (or \$2.91 per month). We are sorry for the confusion.

CLEAN-UP AROUND THE BUILDING:

Over the next few weeks, you will see Juan and the staff doing a clean-up and painting around the building and grounds. Please be aware of areas that may temporarily be blocked off while paint is drying.

STAFF VACATION:

Ruthie will be taking a well-deserved vacation from July 18th – 25th. During her time away, Angel Rivera will cover her shift.

There will be a temporary doorman to cover Angel's night shift during that time.

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.

ENJOY THE REST OF THE SUMMER!



