



## ALGIERS' NEWSLETTER - April 2024



### **ASSESSMENT REMINDER**

The first month that the assessment will appear on maintenance statements will be the next billing cycle (MAY) and will continue for 36 months. If you are unsure what your payment will be per month, the simple formula is:

The number of shares you own X \$9.51. Take that total and divide by 36 = your monthly payment. If you have auto pay set up with your bank, remember to adjust the amount.

### **EXTERMINATOR**

A few residents have questioned when the exterminator visits the building. He is here every Wednesday to do the compactor rooms on each floor. Individual apartments that are on the list are visited the first and third Friday of the month and the second and fourth Saturday of the month. Please be sure to let the door attendant know if you wish to be on the list for service.

### **LEAKS REPAIRS**

Numerous apartments have been suffering with leaks around their windows and this has greatly impacted the lives of those residents. The last water test is being completed this week, and the engineer's report has already been received with the necessary information to get bids for the repairs. The Board's top priority is to get the exterior repairs completed so that interior repairs can begin. We are notifying all contractors submitting proposals for the job that we wish to begin as soon as possible.

### **COMMUNITY GARDEN**

Normally, this is the time of year that we would be meeting to get started on the community garden project. However, until there is more information about how the leak repairs will impact the use of the area, we need to postpone planning for this season. Part of the repair plan will require scaffolding drops over the area where the façade work is being done and that area will to be blocked off for a period of time.

### **ELEVATOR DAMAGE REPAIRS**

On May 19<sup>th</sup> we are scheduled to have minor repairs done in the South elevator due to damages made by a contractor. Further information regarding the number of hours that the elevator will be out of service will be forthcoming.

### **WORK ORDERS**

The staff has requested that all residents need to file work orders to have any repairs/staff assistance in their apartment. Work in individual apartments will be done in the order in which the request is received (unless there is a true emergency). Work orders are available to be printed from the building website: [3616hnp.com](http://3616hnp.com) (available under the dropdown for FORMS) or can be requested from the front desk. Thank you for your cooperation.

## CEILING REPAIR PROJECT

There are still numerous apartments that have not repaired ceilings that need to be reinforced or replaced. The packet that included resident information, guidelines, and contractor insurance and licensing information that needs to be completed by the resident and the hired contractor is now available to be printed from the building website under the dropdown for FORMS.

## ANNUAL MEETING

### **MARK YOUR CALENDAR!**

The annual meeting has been scheduled for Monday, June 10<sup>th</sup>, 2024, at 7PM in the social hall of Hebrew Institute of Riverdale. Watch for the official announcement, ballot, and proxy as we get closer to the date.

## GENTLE REMINDERS:

- ✚ **Playground season is here!**
  - Please remember to clean up all food and trash and close the garbage receptacles.
  - If the garbage cans are full, please put your trash in the compactor room receptacles.
  - Take all personal items including toys with you when you leave.
  - Return furniture back in its proper place before you leave.
  - If it is getting close to evening time, please close the umbrella – We just had to replace it due to heavy wind breaking a one-year-old umbrella.

**THANK YOU FOR YOUR ANTICIPATED COOPERATION.**

If you need to contact the Board, please send an email to: [Algiersboard@gmail.com](mailto: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

**PASSOVER –Sundown on April 22nd –  
Sundown on April 30<sup>th</sup>**



**EARTH DAY -APRIL 22**



**MOTHER'S DAY – MAY 12<sup>TH</sup>**

