



ALGIERS NEWSLETTER – June 2026

On June 15th the Algiers had its 2026 annual meeting. The incumbent members ran for another term and the election was uncontested. Thank you to all who attended and continue to put your faith and support behind us to help maintain the Algiers as the place we want to live.

President – Erica Noy Vice President – Wendy Levinson
Stan Dubin – Treasurer Jose Alonzo – Secretary
Nina Bruder – Director Polly Schoenfeld – Director
Patrick O'Connor – Sponsor Representative

ANNUAL MEETING

There was enough turnout at the annual meeting enabling us to meet the quorum needed. Corporate Attorney Ron Gold led with opening statements. We then had an excellent presentation by Lori Lerman of our new accounting firm, Bloom & Streit LLC, during which she reviewed the audited financials for 2025. She gave a complete overview of our income and expenses and explained how little discretionary spending we have due to all the city mandates, and fixed items in our budget (insurance, mortgage, utilities, payroll, taxes, etc.).

Board President, Erica Noy presented the accomplishments and projects that the Board had to address this past year:

- Repair of three major steam leaks and navigating insurance considerations
- A north lobby leak pending repair
- Replacement of radiator valves
- Installation of mandatory gas detectors
- Roof fan replacement
- Contract renewal and renovation for the laundry rooms
- Replacement of a faulty water meter
- Implementation of a Guest Registration form
- Review and update of House Rules

- Closure of open permits
- Tracking toilets changed to tank from flushometer
- Reinstalling bookshelves in the laundry rooms
- Reopening the community room with some new tables and chairs for use
- Installing a smaller table in the north laundry room
- Implementing a simple Decoration Agreement for apartment repairs
- Hiring a new door attendant

Following Erica's report, **Treasurer Stan Dubin** answered questions regarding the reserve fund and confirmed that the ongoing assessment runs through June 2027. He reported that numerous items have involved tapping the reserve, including the repair of the steam leaks, the increase of fuel charges for the heating system, and further tapping for the upcoming LL126 garage work

Wendy Levinson, Vice President reported that there is still a significant problem regarding the recycling and organics collection. Residents are still not breaking down boxes for collection, not rinsing recycling (which contributes to rodent and bug infestation), and not placing items in the correct bins. New signage has been received from the sanitation department. Additional

brown compost bins will be available to ensure there is enough room for collection. She also reminded residents that no unbagged food scraps should be placed in the bins and bins need to be locked after making a deposit.

Attorney Ron Gold then opened the floor for nominations for voting. The present Board remains since the vote was uncontested.

The meeting then moved to a **Q&A session:**

- The Board will address the maintenance issues with gym equipment that needs repair
- Ramps cannot be built to be permanent to reach the elevator
- Residents need to report issues with repairs, etc. directly to staff, not email the Board
- Residents were reminded that comment/requests posts on the community list serve will not be answered by the board. Any communication requesting board response should be emailed to Algiersboard@gmail.com

GARAGE WORK

The Board is in the process of finalizing a contract for the LL126 garage work. There are no specific details that we can report at this time but as we get closer, we will certainly notify everyone.

ALCOVES

It has been noted that a numerous residents are still using their fire exit alcoves to store numerous items ranging from bags of garbage, boxes, furniture, shelving, etc. **THIS IS STRICTLY PROHIBITED AND AGAINST NYC FIRE SAFETY CODES.** Anything found in the alcoves will be immediately removed and if unclaimed within three days will be deemed to be disposed.

SUMMER IN THE PLAYGROUND

The playground is the place to be with the little ones on a warm summer day. However, there

are certain protocols that need to be followed to keep it safe, clean, and orderly:

- Put all furniture neatly back at the table when leaving, including benches that have been moved
- Put all balls and bats in the bin that staff provided instead of leaving it all around the area
- Take all personal belongings with you
- Ensure that all garbage is disposed of in the proper bin
- **DO NOT MOVE ANY CLIMBING EQUIPMENT OFF THE MATS ONTO THE GRASS. THIS IS A SAFETY HAZARD**

COMMUNITY ROOM

Juan and the staff have been busy cleaning, scraping, and painting the community room. We have purchased four tables for residents to use for a quiet workspace or to gather and play cards. Please be mindful to clean up any garbage, wipe any spills and to take all personal belongings. The cabinets and refrigerator are only for use by residents renting the room.

WORK ORDERS

Residents often come to the front desk and ask for Juan to repair or check on things in a resident apartment without a work order. To enable work to be done on a priority order, no work can be done without a work order. This enables the staff to ensure that all requests are responded to in a timely fashion, no requests are forgotten, and the most critical needs are met first. Work orders are available at the front desk or can be downloaded on the building website. Thank you for your cooperation.

REVISED HOUSE RULES

As was mentioned at the Annual Meeting, the Board took a considerable amount of time reviewing and updating the House Rules. There are a few new items added and updates to numerous items. It is important for all residents to read and familiarize themselves with all the rules (old and new) and to share

them with any family members or household staff. The new House Rules will be delivered in the next few days. Thank you for your cooperation.

cut this out for future reference

If you need to contact the Board, please email: 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: **3616hhpAVE.**

The front desk phone number is:
718-549-5084.

Staff is on duty there from 8AM -1AM. The evening attendant is on dinner break from 9-10PM

If you need to contact management, call
Garthchester Management at 914-813-1900
during business hours.

After hours for **EMERGENCIES** call
1-800-705-3707

LOOKING AHEAD

JULY 4TH - INDEPENDENCE DAY
HAPPY 250TH BIRTHDAY, AMERICA



HAVE A WONDERFUL AND SAFE SUMMER!

