

# ALGIERS NEWSLETTER – December 2025



## **SHAREHOLDER OPEN MEETING**

On Monday, December 8<sup>th</sup>, the Board of Directors held an open meeting to share the approved budget for 2026 which includes a 5% maintenance increase. Everyone was sent a copy of the breakdown of income and expenses as well as a graph to show the impact of the non-negotiable items that make up 80% of the budget. Residents understood, and aside from a few questions, seemed to appreciate the continued effort of transparency from the Board.

**If you are set up for your maintenance to be paid by autopay, please remember that as soon as you receive your January maintenance bill, adjust for the new rate for the correct payment amount.**

## **RADIATOR VALVES/GAS DETECTOR INSTALLATION DEADLINE**

There are still residents that have not yet signed up for or allowed access to their apartment for replacement of radiator valves or installation of gas detectors. Gas detectors are a city mandate, and faulty valves interfere with efficiency of the heating system as well as the potential for damage to floors and walls due to leaks. If you have not yet done so, please fill out a work order to arrange a time for Juan to come to your apartment. A final notice will be sent to anyone not in compliance and as of January 30<sup>th</sup>, 2026, anyone still not in compliance will be fined.

## **EXTERMINATION/RECYCLING**

Some residents, as well as staff, have noticed an increase in infestation activity in the compactor rooms around the building, as well as in apartments. It cannot be stressed enough

that this is not the fault of the exterminator. This is a resident problem. **EVERYONE** must be proactive to help maintain a clean building!

- 1) Bag and tie all garbage going down the chute**
- 2) Wash all recycling before disposal in the bins**
- 3) DO NOT put bags of food scraps in the compactor room**
- 4) If any liquid spills on the way to, or in the compactor room, go back and clean it up.**
- 5) Close and lock the brown food scraps bin**
- 6) Breakdown boxes before disposal**

Additionally, please put the proper items in the proper bin when recycling. There are pictures above the bins for reference.

## **NEW GYM MEMBERSHIP FEES**

As of January 1, 2026, the new gym membership fees go into effect. The **first** family household membership is now \$225, and **each additional membership** is \$175. Membership is only for family members residing in the building and parental permission is needed for anyone 16 – 18. Gym membership fees will be billed monthly.

## **LAUNDRY ROOM RENOVATION**

We recently renewed our contract with Hercules Laundry service commencing on February 4<sup>th</sup>, 2026. We will be getting new smart machines and dryers as well as upgrades to the rooms. Hercules now has a mobile app that can be downloaded on a smart phone for many new convenient features. We will share all the information as soon as we receive it.

**THANK YOU AND THE HAPPIEST OF HOLIDAYS TO OUR FABULOUS STAFF:**

Juan Rivera – Superintendent  
Pompeyo Hernandez-Moran – Porter  
Luis Rojas – Porter/Handyman           Jorge  
Rodriquez – Door Attendant/PT Porter  
Terrance Boylan – Door Attendant  
Ruth Garcia – Door Attendant

**Please cut this out for future reference**

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

The front desk phone number is: 718-549-5084. Staff is on duty there from 8AM -1AM.

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:**

**December 14<sup>th</sup> – 22<sup>nd</sup> - Hanukkah**



**December 21<sup>st</sup> – First Day of Winter**



**December 24<sup>th</sup> – Christmas Eve**



**December 31<sup>st</sup> – New Year's Eve**

