

ALGIERS NEWSLETTER – November 2025



ANNUAL BUDGET

The Board of Directors has reviewed the proposed 2026 budget along with principal members of our management team at Garthchester Realty. Like the rest of the city, we are facing increases in insurance, contractual wages and benefits for our staff, water and sewer taxes, real estate tax, gas/electric/heating bills as well as contracts for our service providers. This does not even include the costs imposed by the NYC Local Law fees and maintaining the building with day-to-day materials for janitorial supplies. To balance the budget this year it is necessary to impose an increase of 5% to our monthly maintenance beginning January 2026. If you use automated payment services, please make the necessary adjustment. You will see the new amount on your statement in late December.

GAS DETECTORS/RADIATOR VALVES

A notice was sent to all residents as a reminder that if a gas detector has not yet been installed in your kitchen, or your radiator valves have not been replaced (where necessary) please fill out a work order. The work order will be extremely helpful in ensuring all apartments are serviced in a timely fashion.

NEW GYM MEMBERSHIP FEES

January will see a small increase in gym membership fees, the first increase since

the gym originally opened. The new rate will be \$225 yearly for a single member and \$175 yearly for all additional members. New members and any renewal will be charged monthly rather than on an annual basis. For those residents who have already been renewed in 2025, a monthly charge will not appear until the next renewal but a one-time change in fee charge will be billed on your maintenance account in January. The new monthly charges will be \$18.75 for the primary member, and each additional member will be charged \$14.58 monthly.

STAFF REQUESTS:

The disposal of cat litter has become a problem for the working mechanisms of our compactors. When the bags of litter reach the bottom they explode, and the accumulation of the litter particles interfere with the inner workings of the compacter. Moving forward **it is urgent that bagged cat litter is brought to the lobby level large black trash bin in the compactor rooms.**

The riding of scooters in the hallways has caused scratches to the terrazzo floors. To repair these, special pads need to be ordered to buff these scratches out, incurring costs to the building. Please do not allow riding of scooters in the lobby or hallways. Please walk them upon entering the building.

THANK YOU TO OUR FABULOUS STAFF:

Juan Rivera – Superintendent
Pompeyo Hernandez-Moran – Porter
Luis Rojas – Porter/Handyman
Jorge Rodriguez – 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 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:

November 11TH – Veterans Day



November 27th – Thanksgiving Day



December 7th – Pearl Harbor Day



December 14th – Hanukkah Begins

