



ALGIERS NEWSLETTER – July 2026

GARAGE WORK

The contract for the garage work is with our corporation's lawyer. Details are being finalized so that all necessary insurance safeguards are in place.

Presently we expect finalizing it in the next few weeks. We are also currently trying to arrange parking with other buildings to accommodate those residents displaced during the work. All information will be shared, and we are planning to have a meeting for garage residents once we have the full scope, sequence and timeline for the Local Law 126 project.

GYM

Juan has been notified that some repairs are needed in the fitness room. An inspection was done and he is in the process of arranging the repairs.

COMMUNITY ROOM

Juan and the staff have completed cleaning, scraping, and painting the community room. We have purchased four tables for residents to use for a quiet workspace, to conduct business calls, or to gather and play cards. The room is open and no sign-up is needed. It is also once again available for rental for a private event. Information is available on the website for process and fees. Please be mindful to clean up any trash, wipe any spills, take all personal belongings, turn off the AC and turn off the lights when you leave. The cabinets and refrigerator are only for use by residents renting the room.

DECORATION AGREEMENT:

At the latest Board meeting considerable time was spent discussing the decision to have a Decoration Agreement for simple projects. The goal is to be able to get the work done without getting involved with multiple forms and paperwork. The consensus is this: If a resident it having floors redone, custom installation of shades, a simple paint job, carpet laid or any number of projects that do not involve permits but require hiring outside assistance, please follow the following protocol:

- 1) Send an email to the Board and Management stating what you plan to have done, start date and end date.
- 2) Have your contractor/handyman send a letter on business letterhead with the scope and sequence of the job. They MUST include proof of insurance showing they have Liability and Workers Compensation coverage. Plumbers and Electricians also need to include their license.

After the information is reviewed you will be notified if more information is needed or if it is approved. **No work may commence until approval is received.**

IMPORTANT NEWS FROM GARTHCHESTER MANAGEMENT

Maribel Martinez has been assigned to work alongside our Manager Billy Archer as our Assistant Property Manager. She will be available to help answer questions and coordinate communication between the building and Billy.

Our team contact information is:

Billy Archer : 914-725-3600, ext. 1933

barcher@garthchester.com

Maribel Martinez: 914-725-3600, ext. 1969

mmartinez@garthchester.com

Maggie Caro (Billing and Maintenance Payments): 914- 725-3600, ext. 1910

mcaro@garthchester.com

Additionally, effective August 1st, Garthchester will be transitioning to Vantaca, a new computer platform to enhance communication which should provide you with

- A dedicated portal for easy account access
- Online payment options including ACH and e-checks
- Work order submission with status updates
- Streamlined communication with the management office

Watch for a follow-up letter which will include:

- Your new Vantaca account number
- Updated instructions for online payments
- Instructions to activate your shareholder portal

WELCOME OUR NEW STAFF MEMBER REY ARROYO TO THE ALGIERS

Rey will be our new door attendant from Wednesday – Saturday from 4:30PM – 1:00AM. On Mondays he will be assisting Luis with porter duties.

Please welcome him and introduce yourself when you meet him.

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: **3616hnp**

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 at 914-725-3600 during business hours.

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

ENJOY THE REST OF THE SUMMER



