

Sent on Sep 13, 2023

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From: Bryant Gardens [info@robertorlofsky.com]

Subject: \*\*\* Bryant Gardens Update \*\*\*



## **Bryant Gardens**

7 Bryant Crescent Suite 1C  
White Plains, New York 10605

**\*\*\* Bryant Gardens Update \*\*\***

### **Bryant Gardens Purchase Guidelines**

#### **New Minimum Down Payment Requirement**

Effective October 1, 2023, the Bryant Gardens Corp., Board of Directors will not consider an application to purchase where the buyer(s) are financing more than 80% of the purchase price. Please see attached copy of the Bryant Gardens Corp., Income and Credit Guidelines for Buyers.

If you have sold your apartment and are under contract. Your sale would not be affected by the new downpayment requirement even if it closes after October 1.

For those Shareholders who have their apartment on the market now or are considering selling in the near future should make their broker aware of the new 20% downpayment requirement effective October 1, 2023.

**\*\*\* For Building Emergencies  
or an Urgent Matter\*\*\***

**Please call us, do not email**

Recently, there has been urgent maintenance issues where the Shareholders emailed a report of the problem directly to the Bryant Gardens Board of Directors and Building Link in the late evening.

An email directly to the Bryant Gardens Board, or via Building Link should be used for non-urgent maintenance requests or other building issues.

## **For Emergencies**

**Call 911 or (914) 946-3313 (24 hours)**

Bryant Gardens maintains a

24-hour emergency answering service.

Once a call comes into the answering service **(914) 946-3313**, it is immediately dispatched to a member of the Bryant Gardens Maintenance Staff who is on call, to Bryant Gardens Security and to Building Management.

### **Please immediately call 911**

**\*\*\* If there is a strong smell of gas or another odor in your building, hallway or basement \*\*\***

**\*\*\* If you smell smoke or hear a smoke detector going off in a neighbor's apartment, hallway or basement \*\*\***

### **For Maintenance Emergencies**

**Call (914) 946-3313**

**\*\*\* If there is a flood, back-up or water leak in your apartment \*\*\***

**\*\*\* If there is partial or complete loss of Power in your apartment \*\*\***

**\*\*\* If there is no heat or hot water \*\*\***

**\*\*\* If you are locked out of your apartment \*\*\***

### **Other Important Numbers**

**City of White Plains Police Department**

**(914) 422-6111**

**Con Edison  
(800) 752-6633**

**Lithium Batteries and E-Bikes Banned**

It has well publicized that Lithium batteries and E-bikes have exploded while charging causing a fire that resulted in severe property damage and loss of life.

Bryant Gardens has adopted the attached amendment to their House Rules that bans Lithium batteries and electric bikes from being stored in your apartment or in any common area of the building.

Banning Lithium batteries and E-Bikes is to protect you and your neighbors from a potentially dangerous situation.

Thank you for your cooperation and assistance.

The Management



Attachments: **NewDownpaymentRequirement20230913122149.pdf**

**LithiumBatteriesBan20230913122244.pdf**