

BRYANT GARDENS CORP. NEWSLETTER

DECEMBER 2025

**BRYANT GARDENS
CORP.**

2026 Operating Budget and Financial Overview

On November 19th, the Bryant Gardens Board of Directors met to review the Corporation's 2025 income and operating expenses, year-to-date, and to discuss a proposed 2026 Operating Budget with Lori Lerman, our accountant from Bloom & Streit.

Board of Directors

**Rose Hogan
President**

**Jacqueline Alimena
Vice President**

**Megan Hughes
Vice President**

**Caitlin Faughnan
Secretary**

**John Carlucci
Treasurer**

One major operating expense that continues to have a significant financial impact is property insurance. Cooperatives throughout New York have experienced steep increases in insurance premiums ranging from 20% to 40% driven by higher building replacement costs and the increasing frequency and severity of catastrophic weather events across the country. In addition, the number of insurance carriers willing to underwrite wood brick-frame constructed Cooperative buildings in New York has declined, further limiting competitive options.

For 2025, Bryant Gardens' total insurance cost was budgeted at \$375,000. For 2026, the projected insurance expense will increase to \$435,000.

The Bryant Gardens Board of Directors continues to work diligently to evaluate all available options, while keeping maintenance charge increases to a minimum, and maintain the quality and financial stability of the Bryant Gardens community.

After careful review and considering other rising costs, including Real Estate Taxes, Gas heat and General Operating expenses, the Board of Directors has adopted the 2026 Operating Budget, which provides for a 3% increase in the monthly maintenance charges, effective January 1, 2026.

Additionally:

- The monthly rent for a Private Garage will increase from \$75 to \$80.
- The monthly rent for a Private Bargold storage unit will increase from \$35 to \$40.

Private Garages – Having a Private Garage at Bryant Gardens is a valued amenity for shareholders. The modest increase from \$75 to \$80 per month remains highly competitive compared to the rental rate for similar private garage spaces throughout White Plains. As part of our management and safety program, Bryant Gardens is currently

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Maintenance Staff

**Jay Cid - Supt.
Ariel Molina - Asst
Supt.**

Porters

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Geovanni Henriquez
Juan Balderas
Francis Cristosomo
Andy Villala**

re-registering all vehicles assigned to a private garage. Each shareholder using a garage will be contacted to obtain a new Garage parking sticker. We have already started the process to re-register cars assigned to garages 1-49. During this process, Jay Cid will be inspecting your Garage with you, to ensure there are no leaks, structural concerns or other conditions requiring repair or service.

Private Storage & Bike Rooms – Bryant Gardens operates eight combination storage and bike rooms located in buildings 1, 3, 5, 7, 8, 13, 15 and 185. The Bargold Private Storage units are steel and measure approximately 4’ wide by 5’ deep x 6’ high and include a hanging pole. If you rent a private storage unit you will receive a key to the room for access whenever needed. The monthly rent for a private storage unit is 40.00 per month. If you are interested in renting a storage unit or storing a bike in one of the rooms, please email Katrina Lopez at the Management office at roinc3@gmail.com.

A copy of the Bryant Gardens 2026 Operating Budget may be downloaded from the Managing Agent’s website www.robtorlofsky.com

2025 Looking Back

Bryant Gardens continues to be admired for its beautifully landscaped grounds, mature trees, plantings and of course our flowers. The tall slender pine trees along Bryant Avenue were originally planted in the 1950’s when Bryant Gardens was first built. Over time these trees grew extremely tall and became unstable. During strong winds and storms, several of these trees had blown over and on occasion striking the buildings causing damage.

In 2025 the Board met and walked the site along Bryant Avenue and worked closely with landscape contractors and tree service professionals to develop a comprehensive plan. After months of review and evaluation, the Board awarded the project that included the removal of all the aging pine trees along Bryant Avenue from building 185 down to building 10. The area was then relandscaped with more than 30 beautiful Norway Spruce evergreen trees and other attractive plantings. For next year the Bryant Board has approved a similar removal and planting project along the side of building 2 facing Bryant Avenue.

Plumbing Repairs — Please Report All Leaks

Plumbing remains Bryant Gardens’ #1 maintenance expense. The plumbing is original, and leaks can develop between apartments and into the crawl spaces beneath the buildings. Repairs often require opening walls, ceilings, or floors, and in some cases temporarily removing kitchen cabinetry to access plumbing lines.

If you notice a problem:

Emergency - Active or Dripping or Running Water

Immediately call the Maintenance Office (914) 946-3313 (24 hours)

Non- Emergency – Ceiling stain, bubbling or moisture

Submit a Maintenance Request via Building Link so we can inspect and address the issue promptly. Early reporting helps prevent damage, reduces repair time and controls costs for everyone.

Neighbor to Neighbor – Quiet Enjoyment of your Apartment

The Bryant Gardens setting is “Communal Living.” We all live above, below, and next to our neighbors and normal household noise can travel between apartments. Every day activities such as walking around your apartment, vacuuming, playing television or music, using an exercise machine, opening, and closing furniture drawers, opening, and closing closet doors can be heard by your neighbors.

The Bryant Gardens House Rules require that after 11:00 PM, residents take extra care to avoid making noise that could disturb their neighbors. All residents of Bryant Gardens are entitled to the quiet enjoyment of their apartments and we ask everyone to be courteous by minimizing noise transmission between apartments. House Rules require 100% wall to wall carpeting except kitchen and bathrooms and a proceeding will be brought against a shareholder for non-compliance.

Bryant Gardens is a Smoke Free Property

Bryant Gardens is a “No smoking property.” There is no smoking or vaping permitted in the apartments, basements, laundry rooms or common areas of the building. If you smoke, you are required to smoke outside at least 30’ away from any building entrance or window. There have been complaints of residents or their guests’ smoking cigars, cigarettes and marijuana that creates a dangerous second-hand smoke condition and has an adverse effect on their neighbors. A shareholder who creates a second smoke condition is in violation of their Lease and would be subject to legal action to gain compliance.

Bryant Gardens appreciates everyone’s cooperation in keeping our community healthy, safe and Smoke-free.

Reminder – Garbage & Recycling Procedures

- Garbage is picked up daily, Monday – Saturday
- No Garbage Pick-up on Sunday or Federal Holidays
- Do not leave your garbage or any personal items on the curb in front of your building
- Bulk Pick Up – Call maintenance to arrange for a bulk pick-up, old furniture, old tv’s, mattresses or large boxes
- Cardboard – Please fold cardboard boxes flat and lay against wall in the garbage room behind the Blue barrels.

***** Apartment Safety Tips *****

- Always check and make sure your gas stove is turned off before you leave your apartment.
- Test your smoke and carbon monoxide detectors.
- Please do not overload extension cords. Too many items plugged into an extension cord can cause a fire. Never leave candles unattended.
- If you smell smoke or gas Immediately call 911.

2025 Apartment Sales

Despite high interest rates, sales of apartments at Bryant Gardens this year have been solid. So far this year 34 apartments have been sold. The apartments at Bryant Gardens are selling quickly and at record highs! The Bryant Gardens Board would like to congratulate and officially welcome all new shareholders that purchased and moved into Bryant Gardens this year!

Bryant Gardens Corp., Annual Meeting of Shareholders Save the date...January 21, 2026

The Annual Meeting of Shareholders, of Bryant Gardens Corp., will be held on January 21, 2026 at Sam's of Gedney Way Restaurant, 50 Gedney Way, White Plains. The formal notice of the shareholders meeting will be mailed.

Bryant Gardens Holiday Lighting Ceremony – A Big Hit!

The cold and wind couldn't keep the families and children away who bundled up and came out to have fun, dance, celebrate and join in the lighting of the Bryant Gardens Christmas Tree and Hanukkah Menorah. The night was filled with music, dancing, laughter, hot apple cider and donuts. The Bryant Gardens Holiday Lighting Ceremony has truly become one of our most treasured traditions that brings the Community together to welcome the Holiday Season.



**Best wishes for a Merry Christmas,
Happy Hanukkah
and a Happy New Year!**

