

# ***BRYANT GARDENS CORP. NEWSLETTER***

*SPRING 2026*

**BRYANT GARDENS  
CORP.**

## **Board of Directors**

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Horlando Vite  
Geovanni Henriquez  
Juan Balderas  
Francis Cristosomo  
Andy Villalba**

## **A Brutal Winter**

The winter of 2026 was exceptionally harsh, with sub-zero temperatures throughout late January and February, along with continuous snowfall, including a major blizzard.

The Bryant Gardens maintenance staff and management team responded to each storm with extraordinary effort, bringing in heavy equipment and additional personnel to manage the substantial snow accumulation throughout the Bryant Crescent roadways, parking areas, and walkways.

A tremendous effort was also made to ensure that all building mechanical systems continued to operate effectively, providing consistent heat and essential services during the extreme conditions.

The Board of Directors would like to take this opportunity to commend the Bryant Gardens maintenance staff and management for their outstanding and dedicated work in keeping the community safe, accessible, and warm throughout this challenging winter.

## **Bryant Gardens Financial Report**

Bryant Gardens has issued its 2025 financial report for the period ending December 31, 2025.

The property recorded a modest operating deficit of \$26,872, primarily due to maintenance and repair expenses that exceeded the budget forecast.

Other major expense categories, such as Gas Heat, Real Estate Taxes and Insurance remained on or close to budget.

The Bryant Gardens Operating Budget is more than 5 million dollars. A \$26,000 operating deficit is minimal and has no financial impact on the Corporation.

As of year-end, the Bryant Gardens Reserve Fund stood at \$822,606.

The Bryant Gardens Board of Directors works continuously to monitor operating costs and identify opportunities to reduce expenses. The Board is composed of resident shareholders who pay the same monthly maintenance charges and are committed to making financial decisions in the best interest of all Bryant Gardens Shareholders.

Shareholders may download a complete copy of the financial report by visiting the Managing Agent's website: [www.robertorlofsky.com](http://www.robertorlofsky.com).

## **Landscaping Improvements**

Recently, Troy Nursery completed major landscaping improvements along the side of 2 Bryant Crescent.

The project began with Save-A-Tree removing older, unstable pine trees. The area was then cleared and prepared for new plantings.

Troy Nursery performed an outstanding job installing new trees and landscaping features. As part of the project, several existing trees were carefully transplanted from Bryant Avenue to more suitable locations throughout the property.

The Board of Directors is very pleased with the results of this significant project, which enhances both the visual appeal and overall safety of the community.

## **Odors and Secondhand Smoke**

As a reminder, the Bryant Gardens proprietary lease prohibits shareholders and residents from creating odors that adversely affect neighboring apartments.

Such odors include, but are not limited to, smoking cigarettes, cigars, pipes, incense, or other materials that may permeate into adjacent units or common areas.

Bryant Gardens is a smoke-free property. Residents who smoke are required to do so outside and away from the buildings.

This is a shared living environment, and all residents are expected to be respectful and considerate of their neighbors.

## **Parking Garage Compliance Program**

The Bryant Gardens Board of Directors has implemented a program to re-register all vehicles utilizing private garages within the community.

The purpose of this initiative is to ensure that all garages are being used in accordance with the House Rules, specifically, that they are primarily used for parking a vehicle, with only limited and appropriate storage.

As part of the registration process, the Superintendent will inspect each garage, issue a new parking sticker, photograph the space for documentation, and identify any maintenance issues with garage doors, springs, or tracks so they can be addressed promptly.

There are still a number of shareholders who have not yet completed the registration process. We ask that those residents contact Jay Cid (914) 946-3313 as soon as possible to schedule an inspection.

Garages that are being used solely for storage, or that are so full that a vehicle cannot be parked inside, are not in compliance. This situation places additional strain on the outdoor parking spaces and parking lots for shareholders that do not have a garage and their guests.

By ensuring that each garage is able to accommodate a vehicle, we can improve overall parking availability throughout Bryant Gardens.

Please be advised that continued non-compliance may result in revocation of garage privileges.

The Board appreciates the cooperation of all shareholders in maintaining their private garages properly and in accordance with the House Rules.

## **ESA Animals – Community Reminder**

The Board of Directors would like to remind all shareholders who have approved Emotional Support Animals (ESAs) to strictly adhere to the Bryant Gardens House Rules when walking and caring for their animals.

All dogs must be walked off the property, and owners are required to clean up after their pets at all times.

Dogs are not permitted to run freely under any circumstances and must be kept on a leash and under control at all times. Visiting dogs are not permitted at any time.

We appreciate that most shareholders are complying with these rules, and we thank those shareholders for their cooperation and consideration.

These guidelines are in place to maintain a clean, safe, and respectful environment for all residents. We ask all pet owners to be mindful of their responsibilities and to respect the community.

Failure to comply with these rules may result in enforcement action in accordance with the House Rules.

## **Laundry Room Courtesy and Rules**

Shareholders are reminded that the laundry rooms contain shared equipment and are to be used with courtesy and respect toward neighbors.

Please ensure that machines are left clean after each use. This includes removing any debris, lint, or animal hair from washers and dryers before and after use.

Residents with dogs or cats must take extra care to remove pet hair from clothing prior to using the machines, as excessive hair can affect equipment performance and create an unpleasant experience for others.

Laundry should be promptly removed from washers and dryers once cycles are complete. Leaving items unattended limits access for other residents to use the machines.

By keeping the laundry rooms clean and being mindful of others, we can ensure that the laundry room equipment remains functional and accessible for everyone.

## **Easter Egg Hunt a Big Hit**

Bryant Gardens held its Annual Easter Egg Hunt at the playground on April 4. More than 40 children and their families attended the event, enjoying games, activities, and a visit from the Easter Bunny. The highlight of the day, of course, was the egg hunt itself, which brought smiles to everyone involved.

It was a wonderful community event and a reminder of the strong neighborhood spirit at Bryant Gardens.

# **That's all for now, welcome to Spring!**

## Bryant Gardens Easter Egg Hunt - A Hoppin' Good Time!

