
Quarterly Newsletter

THE EDEN ROCK

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April 2026



A Message from the Board

Welcome to the first edition of our refreshed quarterly newsletter. As we say goodbye to winter, we're glad to see the return of warmer weather and the start of a new season. We're excited to bring this newsletter back as a way to keep everyone informed, share updates, and stay connected as a community. Our goal is to make this a helpful and easy-to-read resource so you always know what's happening in the building.

In this issue, you'll find updates on our financial position, recent and upcoming capital projects, and seasonal priorities as we move into spring. We'll also share ways to get more involved, including new committee opportunities and tech updates that are designed to improve communication and make everyday processes easier for everyone.

As always, we appreciate your continued support and engagement. A strong building is built on an informed and involved community, and we look forward to keeping that momentum going together.

Eden Rock Board

In this newsletter you can expect:

1- Message from the Board

2- Treasury Update

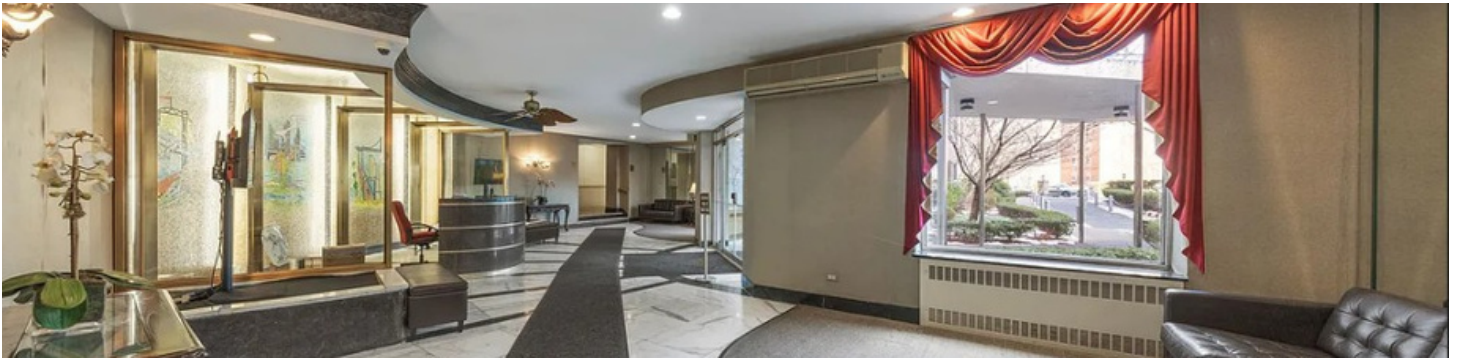
3- Tech Update

4- Annual Shareholders Meeting

5- Seasonal Priorities and Upcoming Capital Projects

6- What is Local Law 126?

7- New Committees



Treasury Update

As we move through the first few months of 2026, the building's finances remain steady and in a healthy position overall.

Income is slightly below what we had planned, and expenses are a bit higher than expected so far. The main reason for this is the winter season. Heating costs were higher due to the cold weather, and insurance costs also came in above budget. We've also had some normal early-year maintenance and service expenses. The good news is that lower payroll costs have helped offset some of these increases.

We will continue to keep a close eye on expenses as we head into the spring and expect things to balance out as seasonal costs shift.



Technology Update

We're excited to share that a new building platform is coming soon.

With the new platform, you'll still be able to submit maintenance requests and track their progress, and get notified when packages arrive. You will also receive real-time updates and announcements, be able to reserve shared spaces like the community room (once finished), view a building calendar of events, and access important documents all in one place.

Behind the scenes, it helps management and the Board stay organized, respond more quickly, and keep better records, which means a smoother experience for everyone.

We'll be sharing more details soon, including how to get set up. We're looking forward to bringing a more connected, organized, and user-friendly experience to the building.



May 19th, 2026

Upcoming shareholders meeting

Our Annual Shareholders Meeting will be held on Tuesday, May 19, 2026. We hope you'll join us..

This is a chance to hear building updates, learn about upcoming projects, and ask questions.. It's also a chance to connect with your neighbors and be part of the decisions that shape our community.

An important part of the meeting is reaching a quorum. This simply means that enough shareholders are present, either in person or by proxy, for the meeting to officially take place and for votes to count. Your participation, or submitting a proxy if you can't attend, helps make sure we can keep things running smoothly.



Seasonal Priorities and Upcoming Capital Projects

As we transition into spring, our focus will shift to seasonal maintenance and upkeep. Landscaping work will begin soon to refresh and maintain our outdoor spaces for the warmer months.

We're happy to share that the roof and bulkhead repairs are nearly completed. This is a major milestone and takes care of one of the building's key capital needs.

Terrace updates are due to start this Summer. We are also in the final stages of selecting a vendor for the garage repairs required under Local Law 126. Work is expected to begin in late spring, and we will continue to share updates as the project moves forward.

In addition, we're excited to announce that we expect to complete the new Community Room in late spring. This space is being designed as a place for neighbors to gather, relax, and connect. It will include board and card games for shared use, and it will also be available to reserve for private gatherings during designated hours. If you're interested in reserving the space, please reach out to management for more details

What is Local Law 126 and why is it important?

New York City's Local Law 126 requires all buildings with parking structures, like garages, to complete regular inspections and keep them in safe condition. Engineers look for things like cracks, water damage, and structural wear, and buildings must fix any issues that could become unsafe over time. Based on our recent inspection, repairs are needed to bring our garage into full compliance with the law. These are considered capital repairs because they focus on the long-term safety and structure of the building, not just routine maintenance.

Ignoring Local Law 126 is not an option.

Buildings that do not comply can face city violations, fines, and increased liability if safety issues are not addressed. In serious cases, unsafe conditions could lead to restricted use or even closure of the garage until repairs are made. Completing this work now helps keep residents safe, protects property values, and avoids larger costs or penalties down the line.



Get Involved: Co-op Committees

One of the best ways to stay connected and make a real impact in our building is by joining a co-op committee. Committees are small groups of shareholders who focus on specific areas of building life and help support the Board by sharing ideas, feedback, and hands-on involvement.

Each committee is led by a chairperson who organizes meetings, sets agendas, and shares updates with the Board. Committees are open to all shareholders, not just Board members. Whether you have a specific skill set or just want to get more involved, this is a great way to contribute and get to know your neighbors.

Getting involved in a committee is a great way to have a voice in how our building operates, meet your neighbors, and help strengthen our community. **If you're interested in joining, please reach out to management or a Board member for more information.**

We are currently looking for volunteers for the following committees:

Grounds Committee

- Focuses on landscaping, extermination, gym and laundry areas, and beautification projects within an established budget.

Capital Projects Committee

- Supports planning and oversight of major building projects, including Local Law requirements such as roof and facade work, balconies, the garage, and elevators.

Budget Committee

- Helps track building income and expenses and works with the Board to develop a draft budget for the upcoming year.

Outreach Committee

- Assists with building communications, including the quarterly newsletter, bulletins, lobby monitors, and other informational materials.

Technology Systems Committee

- Focuses on improving and maintaining building technology and staying up to date on best practices.

Thank you for reading!

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