

**PARK CITY 3 & 4 APARTMENTS, INC.
97-07 63RD ROAD
REGO PARK, NY 11374
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Friday, January 13, 2006

Board of Directors

President Lee Schiff

Vice President Bob Cohen

Treasurer Dr. Douglas Gauld

Secretary Beatrice Lemlein

Director Maurice Peress

Director Joseph Pestun

Director Ashok Daga

Director Dr. Frans Verhagen

Director Svetlana Kats

Manager

Chandra Jain

Dear Shareholders,

After long years of distinguished service to Park City as a Board member and Secretary Ms. Lisa Castellano has resigned from the Board of Directors and her position as Secretary. We wish her all the best in her future. Ms. Beatrice Lemlein has been appointed as the new Secretary on the Board of Directors. The vacancy on the Board has been filled by the appointment of Ms. Svetlana Kats as a Director.

CHRISTMAS PARTY: The Christmas party held in the pool lobby on Friday 23rd of December, 2005 was a great success. The children enjoyed themselves with Santa and his Elves. Pictures were taken with Santa, and all the children had refreshments.

STAR EXEMPTIONS:

If you have not applied for the STAR exemption - You must fill out a STAR application.

Basic STAR Applications are available in the Management office in English, Chinese, Korean, Russian, and Spanish

If you missed the last rebate, don't miss out again! Send in a STAR application! The only qualification is that you own a co-operative apartment which you use as your primary residence.

If you are over 64 years old or served in the U.S. military, please contact the Management Office at 718-897-2000.

HEAT COMPLAINTS:

We are getting more complaints of apartments being too hot as opposed to complaints of apartments being too cold. The shareholders who have identified themselves and have allowed access have had their problems solved and do not have any more complaints.

The common reasons for an apartment being cold are:

1. Windows being open.
2. Air conditioner vents being open.
3. Air conditioners installed improperly with cracks and openings around the air conditioner.
4. Radiator vents being closed.
5. Radiators being insulated or blocked by furniture.
6. Openings on top or bottom of the terrace door.

The Department of Buildings cannot solve the individual heat problems. The Buildings Department will send an inspector to check for problems. On each visit by the inspector to Park City no problems have been found.

There are almost 1100 apartments in Park City 3&4 Apartments, Inc and if two or three residents have heat problems, the solution to the problem lies in calling maintenance to check and fix the problem. If you do not allow access to check and solve the problem, the problem is NOT GOING TO BE RESOLVED.

TIPS TO REDUCE ENERGY COST:

1. Do not let expensive heat flow out of your apartment through leaky doors and windows.
2. Have your heating system and radiators inspected. A sluggish system can add to fuel consumption.
3. Keep return registers and radiators clean and free from obstruction by furniture and draperies.
4. Heat rises: if you are keeping the top of your window open, the heat is escaping through the opening.
5. Let the sun in. Keep curtains and draperies open during day and closed at night and on cloudy days.

2005 HEATING GAS AND OIL ACCOUNT:

The actual fuel consumption for 2005 was more than the amount budgeted. After adjusting for the fuel surcharge amount collected we still finished the year 2005 with a shortfall in the fuel account. The fuel surcharge will continue for the rest of the heating season unless the price of fuel comes

down.