

**PARK CITY 3 & 4 APARTMENTS, INC.
97-07 63RD ROAD
REGO PARK, NY 11374
PHONE (718) 897-2000
FAX (718) 275-6804**

Friday, February 17, 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,

The Blizzard of 2006 dumped about 26 inches of snow on us. It was hard work moving and removing all the snow. The high winds made it difficult for the maintenance staff to keep the sidewalks and the entrances clean on Sunday. By Monday afternoon all the snow had been cleared and the sidewalks and pathways were clean. We would like to thank our maintenance staff for a job well done.

NOMINATIONS:

All individuals interested in running for the Board of Directors in 2006 are requested to submit their names along with a short biography in a sealed envelope addressed to the NOMINATIONS COMMITTEE. Deliver the envelope to the Management office before March 15th, 2006. The Nominations Committee will review the biographies and interview the candidates. After careful consideration the Committee will notify the shareholders of their findings and recommendations.

WINDOW GUARD AND LEAD PAINT NOTICES:

Please return the filled out and signed window guard and lead paint notices to the Management Office **immediately**. Please note that the residents who do not return the form will be receiving a second reminder. The third reminder must be sent by **certified mail** and the Corporation will charge for this reminder.

TERRACES:

Spring is around the corner. It is the perfect time to clean up your terrace. The house rules regarding the terraces are given below:

6. WINDOWS, TERRACES, & DOORS

- a. Rugs, mops, wearing apparel, bed sheets, laundry and any related items or articles, whatsoever, may not be placed on terraces.
- b. Throwing of objects from terraces or windows is prohibited. No garbage, refuse or cigarette butts shall be discarded over the terraces.
- c. Terraces shall be kept clean. Residents will be fined ten dollars (\$10.00) per day for violating this policy.
- d. No cooking or barbequing is permitted on the terrace. Storage of fuel or propane on terraces is prohibited.
- e. Shareholders whose dogs create a nuisance while on the terrace will be fined one hundred dollars (\$100.00) per occurrence.
- f. Items shall not be placed on external window sills, ledges, terrace rails or exterior surface of the building. Planters must be raised at 6" off terrace floor and may not weigh more than (25) pound, each. All flower boxes must be inside the handrail.
- g. If window fans and/or air conditioners are installed, they must be securely fastened to interior window frame and must be registered with the Management Office prior to installation (see Permits & Appliances). As per section 132-03(b)(3)(ii)(G) of the Local Law 11, all window air conditioners must have approved brackets to support them.
- h. Installation, change, alterations or the painting of the terrace floors, walls, ceilings, partitions, or terrace door is prohibited.
- i. Obstruction to proper drainage of terrace floor is not permitted. No tiles, matting are allowed to be installed on the terraces.
- j. External awnings, shades or window guards are not permitted.

SECURITY:

Please note the new security telephone number is 347-234-4773.