

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

Thursday, March 16, 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,

Spring is here and summer is fast approaching. This is a reminder to all shareholders who would like to use the pool facilities to obtain their passes. These passes will enable **resident shareholders** to use the pool facility at a discounted rate. For a 2 hour stay, the rate will be \$6.00 and for a 4 hour stay, the rate will be \$8.00. This rate is good Monday thru Friday only and entry will be allowed on first come first serve basis. Also, there will be free swimming for all shareholders on all Mondays (except legal holidays) from 4.30PM to 6.30PM. Rain date will be on Wednesdays. Please come to the management office with your passport size photograph to obtain your shareholder pool pass.

**TEMPORARY FUEL SURCHARGE:**

**The Board of Directors has voted to discontinue the fuel surcharge effective March 31, 2006.**

The real estate abatements, STAR credits, veterans and senior exemptions will be credited to your account as of April 01, 2006. As in the past there will be an assesment of \$1.16 per share on your April maintenance bill. As informed to you earlier this assessment was necessary due to increased costs. Most of those increases are in the real estate taxes, heating fuel prices and water and sewer charges.

As informed to you in December, 2005; the electricity rates for 2006 will be higher because of increased fuel prices. These increases were reflected in your January 2006 electric bills.

If you have any questions regarding your April 2006 maintenance bill, please contact the Management Office at 718-897-2000.

## **2005 FINANCIAL STATEMENT:**

The 2005 annual financial statement will be ready for distribution shortly. If you are interested in reviewing and discussing the draft 2005 financial statement or the 2006 budget, please contact the Management office for an appointment.

## **MONTHLY MAINTENANCE PAYMENTS:**

**Please note that the maintenance payment is due on the 1<sup>st</sup> of each month.** The Corporation allows 10 days grace for delays in mailing and processing. **Payments are accepted in the Management office till the 5<sup>th</sup> of the month.** Late fees are charged on all payments received after the 10<sup>th</sup> of the month. The late fees were increased to \$30.00 effective September 01, 2005.

**Please note that automatic debit is now available for all shareholders.**

## **PIGEONS & SQUIRRELS:**

We are still receiving numerous complaints regarding Pigeons and Squirrels. **Please do not feed them.** They are destroying shareholder's property and are a health hazard. The food also attracts rats.

## **FLYERS, SIGNS AND ADVERTISEMENTS**

Please do not distribute flyers; advertisements, post signs or notices in the common areas. This is not allowed under house rules. There are bulletin boards in the laundry rooms where notices can be posted.

## **EXTERMINATING**

The exterminating service is **FREE**. Please call the Management office at 718-897-2000 to set up an appointment. The exterminator will be coming next Tuesday March 21st, 2006.

## **BED BUGS:**

The City of New York has been issuing warnings regarding bed bugs. If you are traveling overseas or staying in a hotel, please be careful on your return that you do not bring any bed bugs with you. Also be careful when you buy mattresses or couches. Chances are used mattresses and couches may contain bed bugs.

## **NOMINATIONS:**

The following candidates have submitted their names to the Nominations Committee:

1. Mr. Lee Schiff, 2. Mr. Robert Cohen 3. Dr. Douglas Gauld, 4. Ms. Beatrice Lemlein, 5. Mr. Maurice Peress, 6. Mr. Joseph Pestun, 7. Mr. Ashok Daga, 8. Dr. Frans Verhagen, 9. Ms. Svetlana Kats.

The nominations were closed on Wednesday, March 15, 2006 at 4.00PM, to enable us to send information regarding the candidates to all the shareholders, well before the election. There will be no nominations on the night of the election. **We will print the names of all the candidates on the proxy/ballot.**