

**PARK CITY 3 & 4 APARTMENTS, INC.  
98-05 63RD ROAD  
REGO PARK, NY 11374  
PHONE (718)897-2000  
FAX (718)275-6804**

**Wednesday, March 21, 2007**

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Dear Shareholders,

The real estate tax abatements, STAR credits, veterans and senior exemptions will be credited to your account as of April 01, 2007. There will be an assessment appearing on your April 2007 maintenance bill. The assessment of \$0.80 per share for 2007 is smaller than the assessment last year, which was \$1.16 per share. Also, this year there has been no fuel surcharge.

**AIR CONDITIONER BRACKETS:**

Please note that the installation of air conditioner brackets has been completed. If your bracket has not been installed please contact the Management office immediately and we will have your air conditioner bracket installed.

**LOCAL LAW 11:**

**Please note that all flower pots hanging over the terraces have to be removed. All satellite dishes which are installed over the railings or on the brick will have to be removed.**

We will be sending reminders to residents who have flower pots and satellite dishes which have to be removed.

## **WINDOW GUARD/LEAD PAINT/FIRE SAFETY NOTICES:**

Notices were mailed to all residents last month. Please return your signed notices immediately. If you have not received a notice please pick one up from the Management Office or call 718-897-2000 and one will be sent to you.

## **HEATING SEASON:**

As per Multiple Dwelling law Sec 79, heat must be provided from October 1 through May 31, to tenants in multiple dwelling if:

- a) The outdoor temperature falls below 55 degrees Fahrenheit, between 6.00 AM and 10.00PM., each apartment must be heated to a temperature of at least 68 degrees Fahrenheit.
- b) The outdoor temperature falls below 40 degrees Fahrenheit, between the hours of 10.00 PM and 6.00AM, each apartment must be heated to a temperature of at least 55 degrees Fahrenheit.

There is no requirement in the law to maintain the temperature above 68 degrees. There is also no requirement in the law to heat the radiators for 24 hours.

**Please make sure your doors, windows and air conditioners are sealed properly. Please call the office to make an appointment to check your apartments for leaks or drafts and insulated radiators.**

**If you want the temperature inside your apartment to be checked, please call the office at 718-897-2000 and we will check the temperature and check the apartment for any other problems.**

**Most of the apartments which we inspected had improper wooden radiator covers which do not allow for air circulation. Some had furniture piled up on top of the radiators. This means that the heat is trapped inside the radiator cover and does not circulate throughout the apartment.**

**Please install correct radiator covers and remove any furniture obstructing the radiator.**

**PLEASE VISIT OUR WEBSITE AT: [WWW.PARKCITY3AND4.COM](http://WWW.PARKCITY3AND4.COM)**