

**PARK CITY 3 & 4 APARTMENTS, INC.  
98-05 63RD ROAD  
REGO PARK, NY 11374  
PHONE (718)897-2000  
FAX (718)275-6804  
WWW.PARKCITY3AND4.COM**

**Saturday, June 09, 2007**

Board of Directors

President - Lee Schiff

Vice President - Bob Cohen

Treasurer - Maurice Peress

Secretary - Beatrice Lemlein

Assistant Secretary - Lana Kats

Director - Dr. Douglas Gauld

Director - Joseph Pestun

Director - Ashok Daga

Director - Dr. Frans Verhagen

Manager

Chandra Jain

Dear Shareholders,

The result of the 2007 election has been received from Election Services Corporation. The following candidates were elected to the next term of the Board of Directors:

Mr. Lee Schiff, Mr. Robert Cohen, Dr. Douglas Gauld, Ms. Lana Kats, Mr. Maurice Peress, Mr. Joseph Pestun, Mr. Ashok Daga, Ms. Beatrice Lemlein and Dr. Frans Verhagen.

At a meeting of the new Board held on May 15<sup>th</sup>, 2007 the following officers were elected:

President: Mr. Lee Schiff    Vice-President: Mr. Bob Cohen

Treasurer: Mr. Maurice Peress    Secretary: Ms. Beatrice Lemlein

Assistant Secretary: Ms. Lana Kats

**POOL PASS LOTTERY:**

The following shareholders won the free pool passes for 2007:

**Ilya Itzhak, Melina Zeigel, Jong Park, Hai Tong, J. Sills, B. Bababekov, Natalya**

**Chulyakov, Malave, D. Silverman, T. Aronova, I. Mushyakova, Tung Yuck, S. Matta, D. Tversky, Kachau, Kakiashivilli, A. Sosomov, A. Tevah, Y. Davidoff, J. Fineman.**

GARBAGE DISPOSAL:

Please dispose of your garbage in small bags down the chute. All large bags must be brought down to the incinerator rooms. Banging the compactor chute door to force the garbage down the chute disturbs your neighbors. Please be considerate.

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.

TERRACES:

All shareholders are requested to clean their terraces. As per the house rules terraces may not be used for storage. Letters will be going out to shareholders who have cluttered and dirty terraces.

Please note that barbecuing on terraces is not allowed as per the House rules and storage of any propane, lighter fuel or charcoal is not allowed in the House rules.

ILLEGAL SUBLETS:

It has been brought to the attention of Management that several shareholders have been subletting their apartments without Board approval. Please note that this is violation of your Proprietary Lease. Several shareholders have been fined for renting their apartments without Board approval. It is in the interest of all shareholders and residents to get Board approval for sublets. It makes our co-op a better place to reside in.

There will be a strict enforcement of sublet policies. Please comply with your Proprietary lease and get your Sub-tenant approved by the Board of Directors.

COST INCREASES:

The City of New York has announced an 11.5% increase in the Water and Sewer rates effective July 2007. Also Con Edison has announced an 11.6% increase in their rates for the supply of electricity.

**IMPORTANT NOTICE**

AIR CONDITIONER BRACKETS:

Please note that the charge for the air conditioner brackets will appear on your July 2007 maintenance bill. Each bracket will be billed at \$155.00.