

**PARK CITY 3 AND 4 APARTMENTS, INC.**  
**98-05 63RD ROAD, SUITE 1K**  
**REGO PARK, NY 11374**  
**PHONE (718)897-2000**  
**FAX (718)275-6804**

**Tuesday, April 21, 2015**

Board of Directors

President Louis Kramberg  
Vice President Mikhail Borukhov  
Treasurer Rajendra Jain  
Secretary Zhanna Balkhiyeva  
Assistant Secretary Robert Cohen  
Director Lee Schiff  
Director Maurice Peress  
Director Joseph Pestun  
Director Jing Fan  
General Manager  
Chandra Jain

Dear Shareholders,

The repaving of the driveway in garage B and the driveway in garage A by 97-10 62<sup>nd</sup> Drive will start in late spring.

The bids for the roof replacement have been finalized, the work to replace the roofs will commence in the late spring. The first roof to be replaced will be 97-37 63<sup>rd</sup> Road followed by 97-10 62<sup>nd</sup> Drive.

**LOCAL LAW 87:**

The Local law 87 energy audit work has started in the month of March, 2015. This is a new law to determine if the building is being operated efficiently and the consumption of oil, gas, electricity and water will be calculated for Park City 3 and 4 and compared against the standard benchmark. The audit consultant will recommend ways to improve our efficiency and reduce costs.

The audit of the boiler rooms and a large number of apartments has been completed. We will need access to a few more apartments to complete the audit.

We would like to thank all the shareholders who gave access to complete the audit work.

## **MONTHLY MAINTENANCE PAYMENTS:**

**Please note that the maintenance payment is due on the 1<sup>st</sup> of the month.** The Corporation allows 10 days of grace for delays in mailing and processing. Payments are accepted in the Management office till the 5<sup>th</sup> of the Month. A late fee of \$40.00 is charged on all payments received after the 10<sup>th</sup> of the month and all accounts with balances over \$100.00. Please note that automatic debit is now available for all shareholders.

## **ANNUAL MEETING:**

The Board of Directors has decided to hold the Annual Meeting and the Election of the Board of Directors on Tuesday, May 19<sup>th</sup>, 2015 at 7.00PM. The Annual Meeting will be held at PS 206. Shareholders of record as of March 31st, 2015 will be eligible to vote.

## **CANDIDATES NIGHT:**

Candidates Night will be held on Tuesday April 28<sup>th</sup>, 2015 from 6:30PM to 7:30PM in the lobby of 97-10 62<sup>nd</sup> Drive and from 7:30PM to 8:30PM in the lobby of 97-07 63<sup>rd</sup> Road. Please note that all questions should be directed to the candidates.

## **ELECTRONICS RECYCLE:**

Effective January 01, 2015, The City of New York is implementing new rules regarding disposal of electronic items and Compact fluorescent bulbs. We will be posting all the buildings with instructions for the disposal of such items.

Please note that new blue recycle bins have been placed in all the laundry rooms and we urge all residents who are in the laundry rooms to deposit the items to be recycled in the correct bin.

Also, in all basements we have placed new yellow and red bins to use for recycling electronic and compact fluorescent bulbs. Please locate these bins and recycle all your electronic items. If you are unable to locate the bins, please ask one of the maintenance staff to help you locate the bins. The blue bin is for batteries near the other two bins.

We have also labeled the recycle bins in the incinerator/compactor rooms. One bin is for paper and cardboard and the second bin is for metal and plastic. Please separate your recycle items accordingly and deposit them in the correct bin.

The regular garbage should not be placed in the recycle bins. The regular garbage should be placed in a plastic bag and disposed down the garbage chute. Please do not dump loose garbage in the chute

Your cooperation in this matter is greatly appreciated by us and all the shareholders.

**[http://www.nyc.gov/html/nycwasteless/html/stuff/takeback\\_electronicsCEE.shtm](http://www.nyc.gov/html/nycwasteless/html/stuff/takeback_electronicsCEE.shtm)**