

**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**

**Thursday, February 12, 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,

We would like to thank the Park City maintenance staff for doing an excellent job of snow removal this season. It has been a harsh winter with numerous snow storms on a regular basis. The staff has worked hard in the freezing temperatures to keep the property clean from the constant snow storms.

**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 provide heat for 24 hours. The law requires that the temperature inside the apartment be maintained at 68 degrees during the day and 55 degrees at night.

**Please keep your windows closed. Most of the heat escapes from open windows. If you want the temperature inside your apartment to be checked, please call the office at 718-897-2000 and we will send someone to your apartment to check it.**

## **CAPITAL IMPROVEMENTS:**

The Board of Directors is pleased to inform the shareholders that we have completed the repair work in garage B. The repair work is going to begin in garage A from February 12<sup>th</sup>, 2015.

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.

## **PROPRIETARY LEASE:**

The new Proprietary Lease is being prepared and as soon as it ready it will be sent to all the shareholders to review, before a shareholder vote is taken to approve the new Proprietary Lease.

## **NOISE:**

QUIET ENJOYMENT IS THE RIGHT OF EVERY SHAREHOLDLER AND RESIDENT. We would request all shareholders to follow the House Rules and restrict activities which create noise. Please be considerate to your neighbors.

## **ALTERATIONS:**

In an April 2008 Court of Appeals case reaffirmed that building owners bear strict liability and responsibility for Labor Law 240 related claims. In *Sanatass v. Consolidated Investing Company, Inc.* 2008 WL 1817261 (NY 2008) the Court held that a building owner is liable for Labor Law 240 violations even when the building owner did NOT hire the contractor and was unaware that the work was being done.

After reviewing the above Court case the Board of Directors voted on June 25<sup>th</sup>, 2008 that any shareholder doing work without a licensed contractor, with adequate liability and Workers Compensation insurance and permission from the Board of Directors will be charged \$1000.00 per day for such unauthorized work.

These rules will be strictly enforced; the Corporation is exposed to a great liability due to any injury to a worker or property damage caused by a contractor. In addition the Corporation will also require a hold harmless and an indemnification agreement both from the shareholder and the contractor.

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

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