

**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, March 26, 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 Board of Directors is pleased to inform you that we have completed the repair work in both garage A and garage B.

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 received and once 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.

**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.

They will require access to about 10% of the apartments during the heating season to check the efficiency of our heating system. We have sent out letters to residents who will be required to provide access to enable the audit consultant to complete their audit work.

## **LOCAL LAW 11(8<sup>TH</sup> CYCLE):**

The Board of Directors has also authorized our engineer to start the Local Law 11 inspections of our façade. This is mandated by the City of New York to be done every 5 years and we have to complete the inspections, do any necessary repairs and file the inspection reports before February 2017.

## **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.**

## **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 white bin for batteries will be placed near the other two bins shortly.

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