

**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**

Friday, May 15, 2015

Board of Directors

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

Dear Shareholders,

The Veteran's, Senior's, STAR and tax abatement credits will be given to all shareholders in the month of June 2015. Please note that as informed in January 2014, benefits for non-resident shareholders and investors are being phased out. For all other resident shareholders, if you did not respond to and correct your information as required by The Department of Finance, your benefits will be phased out.

There will be a onetime Capital assessment of \$2.10 per share in the month of June 2015 to cover the costs associated with the roof repairs.

2015 ANNUAL GENERAL MEETING:

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

All shareholders are urged to attend the meeting. If you are unable to attend, please mail your proxy immediately.

CAPITAL IMPROVEMENTS:

The painting of the catwalk ceilings has been completed. The repaving of the driveway

in garage B and the driveway in garage A by 97-10 62nd Drive will start in late spring.

The roof repair work has started. The infrared test of the roof has been completed. The first roof to be replaced will be 97-37 63rd Road followed by 97-10 62nd Drive.

*** STAR* CREDITS:**

If you are a shareholder and do not receive your STAR or tax abatement credit on your June 2015 maintenance bill, please contact the Management office at 718-897-2000.

Please read the following carefully and contact the Management office if you need any help.

There are a lot of shareholders who are not receiving their STAR benefits. Also, there are Veterans and Seniors who are eligible for credits and have not applied for their benefits. If you are over 64 years old or served in the U.S. military, please contact the Management Office at 718-897-2000.

All forms are available in the Management Office

POOL PASSES:

Pool passes for free swim on Mondays from 4.30PM to 6.30PM and for discounted swim will be issued as per the same terms and conditions as they were issued last year.

CATWALK DOORS:

Please keep the catwalk doors closed at all times. This is required by the Fire Code of New York City. Also, open catwalk doors lead to elevators swing doors not closing properly and the elevators are stuck on the floor where the door is left open.

FLYERS, SIGNS AND ADVERTISEMENTS

Please do not distribute flyers; advertisements, post signs or notices in the common areas. This is not allowed under the house rules. There are bulletin boards in the laundry rooms where notices can be posted.

MONTHLY MAINTENANCE PAYMENTS:

Please note that the maintenance payment is due on the 1st 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 5th of the Month. A late fee of \$40.00 is charged on all payments received after the 10th of the month and all accounts with balances over \$100.00.

Please note that automatic debit is now available for all shareholders.

CONSERVE WATER

REPORT ALL WATER LEAKS