

***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, May 24, 2016**

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 installation of the new roof at 97-07 63<sup>rd</sup> Road has been completed. The replacement of the roof at 97-40 62<sup>nd</sup> Drive has started. The old roof in 97-40 is being removed. The removal of the old roof is noisy and will be dusty. The next roof to be replaced will be 98-20 62<sup>nd</sup> Drive, followed by 98-05 63<sup>rd</sup> Road.

Work has been completed on repairs to the pool deck for both pools. The pool will open as usual on Memorial Day weekend.

**POOL LOTTERY WINNERS:**

The list of the pool lottery winners is available in the Management office. Management will contact all the winners to pick up their free passes.

**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.

## **Real Estate Credits:**

The Veteran's, Senior's, STAR and tax abatement credits will be given to all shareholders in the month of June 2016. Benefits for non-resident shareholders and investors have been phased out. If you did not respond and correct your information as required by The Department of Finance, your benefits will be phased out. The Board of Directors has approved a capital assessment of \$2.25 per share. This will be charged to your account on the June 2016 maintenance bill. The assessment is to pay for the roof replacement.

## **PLAYGROUND:**

Effective June 01, 2016 the playground will be open until 8:00PM. Please be reminded that our playground/park is for the enjoyment and pleasure of our residents. We ask parents to supervise their children with care so all residents may enjoy our facility. In addition, please do not open the gate for others as they might not be residents. The playground is for Park City residents only. Please remind your children not to remove the flowers or damage the plants. Do not walk or play on the grass. Any one not following the rules will be prohibited from entering the playground. It is for everyone to enjoy. Thank you for your cooperation.

## **HOMEOWNERS/RENTERS INSURANCE:**

As stated in the House Rules **each shareholder is required to purchase Apartment Owner's insurance which must be kept in effect for the entire time that you own your apartment.** This also applies to your sub-tenant, should you decide to lease your apartment for the period allowed by the co-op (3 years).

Please make sure that either you or your sub-tenant has an insurance policy which covers both liability and property damage. It is in your best interest to do so. It will also help in keeping the co-op's insurance cost down.

## **POST DATED CHECKS:**

Please note that effective March 01, 2016 no post dated checks will be accepted. If you mail post dated checks, they will be deposited when they are received. Park City 3 and 4 Apartments, Inc will not be responsible for any fees charged if any items are returned unpaid.

## **GARBAGE DISPOSAL:**

**Please deposit your food and other garbage in a small plastic bag down the chute or bring it down to the incinerator room. Do not leave the garbage inside or outside the compactor room. Please separate paper, plastic and metal and deposit in the correct bin in the incinerator room. Please rinse all bottles and containers. Do not leave large boxes in the incinerator room or in front of the elevators. Your cooperation in this matter is greatly appreciated by us and all shareholders.**

**\*PLEASE DO NOT DISCARD MATTRESSES IN THE BASEMENT OR INCINERATOR ROOMS\***