

PARK CITY 3 AND 4 APARTMENTS, INC.
98-05 63RD ROAD, SUITE 1K
REGO PARK, NY 11374
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Friday, September 18, 2015

Board of Directors

President Louis Kramberg
Vice President Mikhail Borukhov
Treasurer Rajendra Jain
Secretary Zhanna Balkhiyeva
Assistant Secretary Robert Cohen
Director Lee Schiff
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Dear Shareholders,

The replacement work has been completed on the roof in 97-37 63rd Road and the installation of the new roof has started in 97-10 62nd Drive. The next roof to be replaced is 97-07 63rd Road. The balance four roofs will be replaced in 2016.

The installation of the new LED lights in garage A is progressing as per schedule. The stairwell lights of 97-40, 97-10 have been installed. The catwalk lights in 97-10, 98-05, 97-40 and 97-37 have been installed. The installation is being done by our staff. Most of the cost of the replacement will be paid by rebates from Con Edison.

REAL ESTATE TAXES:

Based on the current tax bill, market and assessed value of Park City, our annual taxes will be increasing by about \$225,000 per year. The final number may be subject to change.

PLAYGROUND:

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 may not be residents. Thank you for your cooperation. Effective October 01, 2015 the playground will close at 7:00PM.

MATTRESSES:

The City of New York has been issuing warnings regarding bed bugs. If you are traveling overseas or staying in a hotel, please be careful on your return that you do not bring any bed bugs with you. Also be careful when you buy mattresses or couches. Chances are used mattresses and couches may contain bed bugs. Please call the office immediately if you suspect you have bed bugs.

All mattresses must be packed in a plastic bag before being discarded. Plastic bags are available from management. Please notify the Management Office at 718-897-2000 if you need to discard any mattress, etc.

PLEASE DO NOT DISCARD MATTRESSES IN THE BASEMENT OR INCINERATOR ROOMS

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.

LAUNDRY ROOMS:

Please be considerate to your fellow shareholders and residents and keep the laundry rooms clean. Do not wash your pet mats or pet clothes in the laundry machines. Do not overload the machines; this causes the machines to break down more frequently. Clothes in the washing machine or dryer left unattended for over 30 minutes may be removed. Do not remove the laundry baskets from the rooms. Under no circumstance can they be taken upstairs to your apartment.