

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
WWW.PARKCITY3AND4.COM

Thursday, May 25, 2017

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 Vivek Malhotra
General Manager
Chandra Jain

Dear Shareholders,

The painting of the railings in 97-10 is complete. The repair of the floor has been completed. The catwalk floors are being levelled and painted.

The painting of railings will start in 97-40 shortly. The welding of railings will start in 97-37 in June 2017. The last building where railings have to be repaired and welded is 97-07.

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 2017. 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 \$2.55 per share. This will be charged to your account on the June 2017 maintenance bill. The assessment is to pay for the catwalk repair, renovation and painting.

PLEASE NOTE THAT THE CITY HAS LOWERED THE INCOME REQUIREMENTS FOR SENIOR CITIZEN BENEFITS TO \$37,999.00. IF YOUR INCOME IS OVER, YOU WILL NOT RECEIVE THE BENEFITS. PLEASE PICK UP THE SHEET WITH NEW RULES FROM THE MANAGEMENT OFFICE.

2016 FINANCIALS AND 2017 PRESIDENT'S REPORT:

The 2016 Audited Financials and the 2017 President's Report are available in the Management Office.

PLAYGROUND:

Effective June 01, 2017 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. Anyone not following the rules will be prohibited from entering the playground. It is for everyone to enjoy. Thank you for your cooperation.

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 elevator swing doors not closing properly and the elevators are getting stuck on the floor where the door is left open.

SUBLET POLICY:

The sublet policy has been amended by the Board of Directors, to allow shareholders to sublet their apartment for a period of three years for a sublet fee of 15% of the monthly maintenance. The shareholder can sublet for a fourth year at a fee of 30% of monthly maintenance and a fifth year at a fee of 50% of the monthly maintenance. No sublet will be allowed after the fifth year. Any shareholder subletting after the fifth year will be charged a fee of 100% of their monthly maintenance.

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.

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