

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

Tuesday, August 29, 2017

Board of Directors

President Louis Kramberg
Vice President Mikhail Borukhov
Treasurer Rajendra Jain
Secretary Zhanna Balkhiyeva
Assistant Secretary Vivek Malhotra
Director Lee Schiff
Director Bob Cohen
Director Maurice Peress
Director Joseph Pestun
General Manager
Chandra Jain

Dear Shareholders,

The painting of the railings and catwalks in 97-10 is complete. The painting of railings in 97-40 is complete. The catwalk floors are being repaired, levelled and painted. The power washing of catwalks has started in 98-20. The painting of railings in 98-20 will start shortly.

FINANCIALS:

Our current estimates for 2018 indicate that we are facing increases in real estate taxes, water and sewer and security payroll. These increases will total approximately \$500,000.00. We will be addressing these issues at the October 2017 shareholder meetings.

***STAR* CREDITS:**

If you are a shareholder and did not receive your STAR or tax abatement credit on your June 2016 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.

BED BUGS: The co-op provides free treatment for bed bugs. If you suspect that your apartment has bed bugs, please call the Management Office immediately at 718-897-2000 for an inspection. We will make arrangements for treatment if any bed bugs are found in your apartment.

PLEASE DO NOT DISCARD MATTRESSES IN THE BASEMENT OR INCINERATOR ROOMS

DISCARDING MATTRESSES WITHOUT PLASTIC BAGS CARRIES A MAXIMUM PENALTY OF \$2,500 PER INCIDENT

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 until 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 available for all shareholders.

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.

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. 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.