

***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, April 17, 2018**

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 98-20, 97-40 and 97-10 is complete. The repair of catwalks in 98-05, 97-37 and 97-07 is under progress. The catwalk levelling and painting has started in 98-05 63<sup>rd</sup> Road. 97-37 and 97-07 will commence as soon as 98-05 is completed.

**2018 ANNUAL GENERAL MEETING:**

The Board of Directors has decided to hold the Annual Meeting and the Election of the Board of Directors on Tuesday, May 22<sup>nd</sup>, 2018 at 7.00PM. The Meeting will be held at P.S. 206. Shareholders of record as of March 29th, 2018 will be eligible to vote.

**32BJ Strike:**

As previously informed to you, the current agreement with Local 32B-32J, SEIU, which covers superintendents, handymen, and porters servicing your building, was going to expire at midnight on Friday, April 20, 2018.

A tentative agreement has been reached with the Local 32BJ, SEIU. There will be NO STRIKE by the maintenance workers.

**CANDIDATES NIGHT:**

The candidate's night will be held on April 24, 2018 from 6.30PM to 7.30PM in the lobby

of 97-40 62<sup>nd</sup> Drive and from 7.30PM to 8.30PM in the lobby of 97-37 63<sup>rd</sup> Road.

### **Real Estate Credits:**

The Veteran's, Senior's, STAR and tax abatement credits will be given to all shareholders in the month of June 2018. Please note that as informed in January 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.

### **PLAYGROUND:**

Effective May 01, 2018 the playground will be open until 7:00PM. 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.

### **TERRACES:**

With the spring and summer approaching we understand residents want to have flowers on their balconies. As previously informed to you that as per the City code, flower boxes and flower pots hanging over the terraces and balconies area are in violation of Local Law 11 and have to be removed or hung inside the terraces or balconies. Please do so immediately. We will be inspecting the balconies shortly.

### **HOMEOWNERS/RENTERS INSURANCE:**

As stated in the House Rules each shareholder is required to purchase Homeowner's insurance which must be kept in effect for the entire time 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 (5 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.

### **SECURITY**

The security telephone numbers for the lobbies are given below:

#### **Please keep these numbers handy for future use.**

1.97-07 63 <sup>rd</sup> Road	718-275-9707
2.97-37 63 <sup>rd</sup> Road	718-830-9737
3.98-05 63 <sup>rd</sup> Road	718-897-9805
4.97-10 62 <sup>nd</sup> Drive	718-459-6700
5.97-40 62 <sup>nd</sup> Drive	718-261-9740
6.98-20 62 <sup>nd</sup> Drive	718-459-4588