

PARK CITY 3 AND 4 APARTMENTS, INC.
98-05 63RD ROAD, SUITE 1K
REGO PARK, NY 11374
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Saturday, July 21, 2018

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 levelling and painting of catwalks in 98-05 63rd Road has been completed. The catwalk floors are being levelled and painted in 97-37 63rd Road. The levelling and painting of catwalks will start in 97-07 shortly.

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. There will be one discounted rate of \$7.00 for three hours.

REAL ESTATE CREDITS:

If you are a shareholder and did not receive your STAR or tax abatement credit on your June 2018 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.

This is no longer handled by the NYC Department of Finance. Please visit the following website to register for the STAR Credit: <https://www.tax.ny.gov/pit/property/star/default.htm>. A link is also attached to the Park City website under "Forms and References" for your convenience. The registration has to be filed before March 31, 2018.

PLEASE NOTE THAT THE CITY OF NEW YORK HAS LOWERED THE INCOME REQUIREMENTS FOR SENIOR CITIZEN BENEFITS TO \$58,399.00. IF YOUR INCOME IS OVER THAT AMOUNT, YOU WILL NOT RECEIVE THE BENEFITS. PLEASE PICK UP THE SHEET WITH NEW RULES FROM THE MANAGEMENT OFFICE.

PLAYGROUND:

Effective June 01, 2018 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. Thank you for your cooperation.

CAPITAL IMPROVEMENTS:

In response to several questions at the annual meeting, the following capital improvements are being considered for implementation during the next three years:

Playground equipment, Façade and Local law 11 inspection and repair (9th cycle), brick work; street level and walkways, concrete and sidewalk repairs, retaining wall repairs, inspect and repair terrace railings, glass, dividers and floors & parapet wall repairs. Any input from shareholders will be appreciated.

ALTERATIONS:

The House Rules regarding alterations are given below:

7. ALTERATION

Alterations are not allowed within an apartment without the specific written approval of the Board of Directors. Any shareholder applying to make such changes e.g. renovate a bathroom, a kitchen, paint, install cabinets, install ceramic tiles, etc, must first submit an Alteration application to the Board of Directors, along with plans, agreement with a contractor, Proof of insurance and bond (SEE PERMITS). Details of work to be done must be submitted to the Management office before the permit is granted.

Any shareholder or resident doing work after hours, on weekends or without a permit will be fined, No exceptions.

The Board of Directors will determine when plans must be prepared by an engineer and filed with the Buildings Department. All work done must be approved by the Management Office in writing. There is a fee in the Amount of \$20.00 per day for any alterations.

- a. A refundable deposit of \$2500.00 is required before any alteration permit is granted. The deposit will be refunded upon satisfactory completion of renovation and inspection of apartment by Management.
- b. Renovation permits will be granted for a maximum of three (3) weeks. All work must be finished within that time.
- c. All work must be done within the hours of 8.30AM and 4.30PM. No work is allowed to be done on weekends or Holidays.