

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 23, 2019

Board of Directors

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

Dear Shareholders,

The façade and brick inspection and repair work has restarted. The concrete and brick repair work in 98-20, 97-40 and 97-10 has been completed. The buildings where the concrete and brick work will be done next are 97-07 and 97-37. The façade inspection has started in 97-07. Only J and K lines remain to be inspected.

Please clean your terraces and remove any items which are not permitted. The terrace glass will be power washed and any item which can be damaged by water should be removed.

We will be informing all the residents of each building the schedule for power washing of the terraces.

We will be billing the shareholders for the air conditioner brackets which have been installed.

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.

For use of the pool at other times there will be a discounted rate of \$7.00 for three hours, for

resident shareholders with I.D: issued by Management.

Real Estate Credits & Assessments:

The Veteran's, Senior's, STAR and tax abatement credits will be given to all shareholders in the month of June 2019. 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 an assessment of \$0.81 per share to balance the budget and a onetime capital assessment of \$2.44 per share. This will be charged to your account on the June 2019 maintenance bill. The assessment is to pay for the façade, concrete and brick inspection, replacement and repair

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.

2018 FINANCIALS AND 2019 PRESIDENT'S REPORT:

The 2018 Audited Financials and the 2019 President's Report are available in the Management Office.

PLAYGROUND:

Effective June 01, 2019 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.