

PARK CITY 3 AND 4 APARTMENTS, INC.
98-05 63RD ROAD, SUITE 1K
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Friday, October 18, 2019

Board of Directors

President Louis Kramberg
Vice President Mikhail Borukhov
Treasurer Rajendra Jain
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Assistant Secretary Vivek Malhotra
Director Lee Schiff
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Dear Shareholders,

The concrete and brick repair work at the street level in all the buildings has been completed. The façade inspection has been completed in 97-07 and 97-37. The façade inspection in 98-05 has started. The inspection of 'J' line in 98-20 has been completed. The next lines to be inspected in 98-20 will be 'F, G & H' lines.

Please clean your terraces and remove any items which are not permitted.

The terrace glass will be washed and any item which can be damaged by water should be removed.

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

LOCAL LAW 55 of 2018:

Residential buildings of three or more units are required to do annual inspection for indoor allergen hazards. All apartments have to be inspected to make sure they are free of pests and mold.

The Co-op will be doing the following work:

- 1) Checking to remove pest nests and thoroughly clean pest waste and other debris.
- 2) Repairing and sealing holes, gaps, or cracks in the walls, ceilings, floors, etc.
- 3) Removal of water source for pests by repairing leaks
- 4) Following the New York City guidelines for removal of any mold conditions in the apartments by using the appropriate licensed assessors and remediators.

Besides inspection of each apartment and remediation of any existing condition, all apartment doors and common area doors must have door sweeps.

EACH AND EVERY APARTMENT MUST BE INSPECTED INCLUDING VACANT APARTMENTS. THERE ARE NO EXCEPTIONS IN LOCAL LAW 55.

PLAYGROUND:

Effective October 01, 2019 the playground will be closed at 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 may 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.

HEATING SEASON:

As per Multiple Dwelling Law Sec 79, heat must be provided from October 1 through May 31, to tenants in multiple dwelling if:

- a) The outdoor temperature falls below 55 degrees Fahrenheit, between 6.00 AM and 10.00 PM, each apartment must be heated to a temperature of at least 68 degrees Fahrenheit.
- b) Between the hours of 10.00 PM and 6.00 AM, **each apartment must be heated to a temperature of at least 62 degrees Fahrenheit.**

There is no requirement in the law to maintain the temperature above 68 degrees during the day and 62 degrees at night. There is also no requirement in the law to provide heat for 24 hours. The law requires that the temperature inside the apartment be maintained at 68 degrees during the day and 62 degrees at night.

As we informed you last year, wooden radiator covers are not permitted. Please remove any wooden radiator covers. These covers prevent heat from being transmitted from the radiator into the rooms. Also, any other obstruction to the radiators must be removed.

SHAREHOLDER MEETINGS:

Meeting of shareholders will be held on November 6th, 2019. From 6.00PM to 7.00PM in 97-07 and from 7.00PM to 8.00PM in 98-20. The topics to be discussed are Local Law 55, 2020 budget and new environmental regulations.