

PARK CITY 3 AND 4 APARTMENTS, INC.
98-05 63RD ROAD, SUITE 1K
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Saturday, February 15, 2020

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 inspection has been completed in 97-07, 97-37, 97-40, 98-05 and 98-20.

The façade inspection in 97-10 will start in the month of February 2020. The first line to inspected is the 'K' line followed by the 'F, G, H, D, E, & J' lines. After the inspection of the brick work the terraces will be inspected.

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.

2020 ANNUAL GENERAL MEETING:

The Board of Directors has decided to hold the Annual Meeting and the Election of the Board of Directors on Wednesday, May 20th, 2020 at 7.00PM. The Meeting will be held at P.S. 206. Shareholders of record as of March 27th, 2020 will be eligible to vote.

***STAR* CREDITS:**

If you are a shareholder and did not receive your STAR or tax abatement

credit on your June 2019 maintenance bill, please contact the Management office at 718-897-2000.

STAR 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.

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

TAX DEDUCTION LETTER:

You may pick up your tax deduction letter for 2019 from the Management Office. It is also available on the Park City website.

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 have informed you earlier, 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.

ALTERATION:

There have been several changes in NYC Department of Building rules regarding alterations and renovations. Both the house rules and the alterations package are being amended. The new documents will be available as soon as it is approved by our architect and the Board. We will also be sending the scope of work to our architect to determine what tests need to be performed and what permits are required from the Department of Buildings. The Buildings Department has also increased its fines and for violations they can issue a stop work order and fine the owner in excess of \$5,000.00. Please exercise caution because a Park City shareholder was fined \$50,000.00 by the Department of Buildings last year.