

**PARK CITY 3 AND 4 APARTMENTS, INC.**  
**98-05 63RD ROAD, SUITE 1K**  
**REGO PARK, NY 11374**  
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**Monday, January 20, 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, 98-05 and 98-20.

The façade inspection in 97-40 will be completed shortly. 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.**

**\*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.**

**ILLEGAL SUBLETS:**

At the November Board meeting, the Board voted to increase the illegal sublet fees to three times the monthly maintenance. For example: an apartment paying a maintenance of \$600.00 will incur an illegal sublet fee of \$1,800.00 per month. The new fees will go in effect from January 01, 2020.

**CO-OP QUESTIONNAIRE:**

The fee for preparing the co-op questionnaire will be increasing from \$125.00 to \$250.00 for all sales and refinancing.

**MAINTENANCE/REPAIR FEE:**

Effective January 01, 2020 there will be a charge of \$25.00 for every non-emergency call for maintenance after 5.00PM on weekdays and on holidays and weekends. Emergency calls are for leaks from ceiling and walls, clogged toilets, gas leaks, electricity outage, water overflow and lock-outs. A comprehensive list of emergency and non-emergency calls will be sent to all residents.

**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.**