

PARK CITY 3 AND 4 APARTMENTS, INC.
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Friday, May 21, 2021

Board of Directors

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Assistant Secretary Vivek Malhotra
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Dear Shareholders,

We would like to thank all our residents for cooperating with the Federal and State guidelines to stop the spread of Covid-19. We still have to abide by the Governor's executive orders and follow all the guidelines for social distancing, face covering and gatherings.

There are no apartment showings without permission from Management and there are no open houses allowed. Masks are still required inside the buildings.

Not more than two individuals are permitted to ride in the elevator at the same time, unless they are from a single family.

FISP (Local Law 11) 9th CYCLE:

The work is being done to comply with the new requirements in the law. The contractor is installing steel pins to secure the brick veneer to the backup wall. **The FISP work has been completed in all six buildings.**

PLAYGROUND:

Please note that the playground will remain closed until further notice. We are unable to open the playground due to the costs involved to reopen.

PLEASE DO NOT COME TO THE OFFICE WITHOUT MAKING AN APPOINTMENT.

WINDOW GUARD/CHILD PROOF STOVE COVERS/LEAD PAINT:

Please note that the window guard forms were due in the management office by February 15th, 2021. The shareholders/residents who have not returned their forms will be receiving a reminder. If you fail to still return the forms, Park City 3 and 4 is obligated to inform the NYC Department of Health.

**If a child under 6 lives in the apartment, we have to physically inspect the apartment.
Please call the office to make an appointment for inspection.**

ANNUAL MEETING:

The Annual Meeting will be held on June 29, 2021 on the pool deck. The notice for the meeting and the proxy have been mailed. Please fill out the proxy and mail it as soon as possible.

TAX CREDITS AND ASSESSMENTS:

As in the past, in order to pay for Capital Improvements, Repair, Maintenance and Upgrades mandated by the City and State of New York, the Board of Directors has assessed the shareholders a portion of their individual tax abatement credit. This year again there will be an assessment charge to pay for FISP (Local law 11) 9th cycle, Local Law 152 (paint and test all gas lines), Local Law 97(reduction of emissions).

All the tax abatement credits will be given in the month of June, 2021. A onetime assessment of \$3.85 per share will be charged to your account in the month of June, 2021.

XRF TESTING FOR LEAD BASED PAINT:

All shareholders were sent information on Local Law 31 of 2020 which amends Local Law 1 of 2004. The law requires all apartments be tested by a XRF machine used by a EPA licensed contractor. The city is issuing violations and charging substantial penalties for non-compliance. The testing will be in the following order:

1. All apartments with children under 6 years of age have to be completed immediately and all documentation available for the HPD on or before August 2021.
2. All apartments currently occupied with a sub-tenant have to be completed immediately and all apartments where a new sub-tenant is moving in have to be done before the sub-tenant moves in.
3. All apartments which are sold will be tested before the transfer is completed to the new owner.

Due to the change in the law previous leads tests are no longer accepted by the city. All contractors have to produce a certificate that they are approved by EPA to conduct lead based paint activities pursuant to Title 40 CFR part 745.226 and part 745.227.

4. All 1100 apartments have to be tested on or before August 2025. There are no exceptions. Please visit the following link for further information:

<https://www1.nyc.gov/site/hpd/services-and-information/lead-based-paint.page>