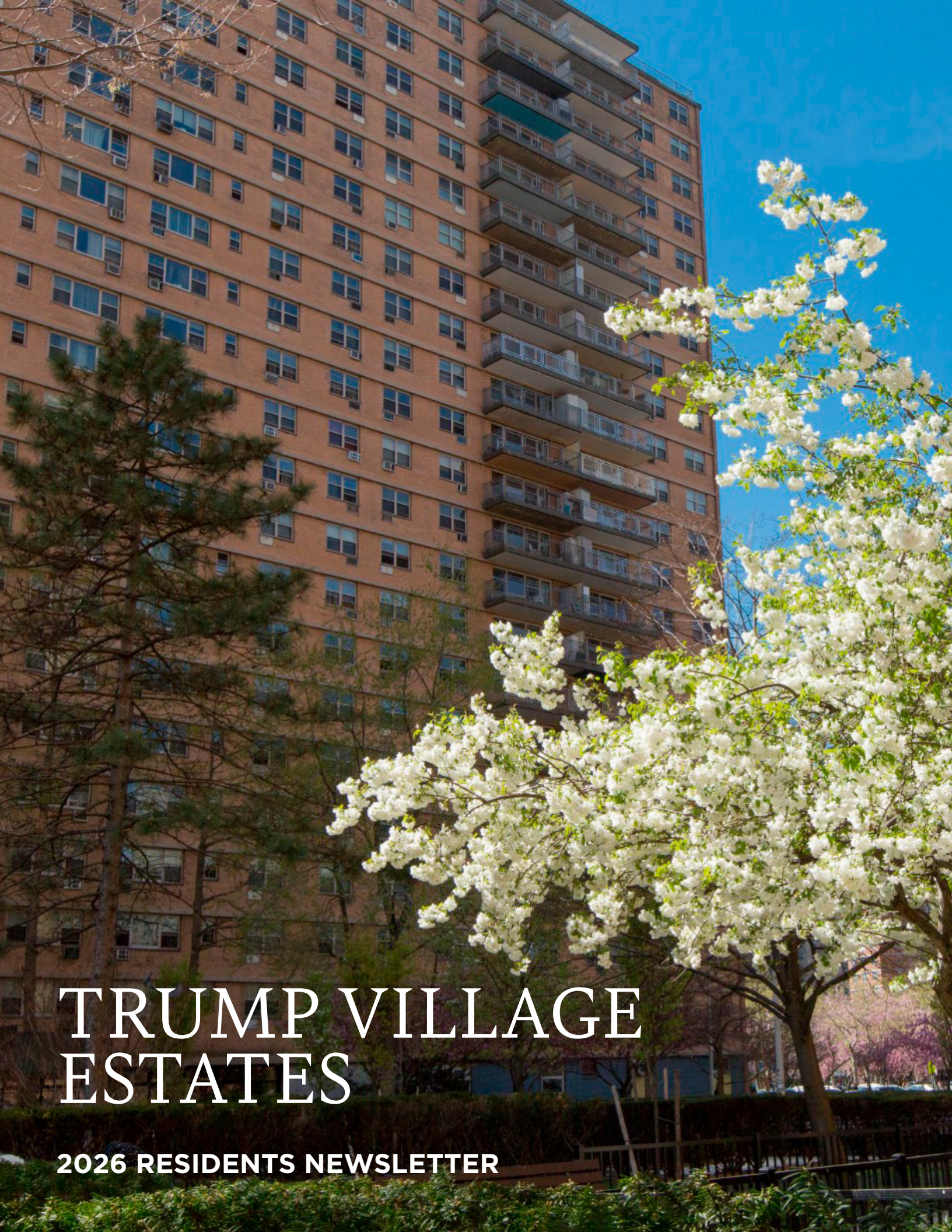




TRUMP VILLAGE ESTATES

2026 RESIDENTS NEWSLETTER

A Message from the General Manager

Spring is here and I hope that everyone is enjoying the warm weather, especially after the winter that we had. I want to acknowledge the amazing job that our building staff did clearing the massive amount of snow and ice. As always, we have been diligently working behind the scenes to enhance your living experience and bring you a host of new features, services, and initiatives that will elevate our community to even greater heights. We have an open-door policy in the management office, so please reach out to us by phone, email or in person if you need our assistance.

Kelly Dorris – General Manager



TRUMP VILLAGE BUILDING ID

In May of 2026, Trump Village 3 started implementing a new identification system for all Shareholders and primary residents over the age of 16. This initiative is being introduced to enhance building security, ensure proper use of amenities, and maintain a safe and orderly environment for all TV3 residents. All shareholders and primary residents are being issued an official TV3 ID Card to be carried with them while utilizing building amenities. These amenities include, but are not limited to: Laundry Rooms, Dog Park, Fitness Center/Gym, Children's Playground, Children's Playroom, Storage Rooms, Ping Pong Room and any additional shared facilities within the property.



COMMON LOBBY UPDATES

Over the past few months, the maintenance staff has continued to improve the condition of the common lobby hallways and bathrooms. These improvements include painting with a new color scheme and updated fixtures in the bathrooms. This project will also include changes to the common lobby lighting in order to comply with NYC LL88.



LL11 FAÇADE INSPECTION AND REPAIR

In 2025, the Coop started the process of complying with NYC LL11. Our Engineer has now completed the inspection of the building façade and has started the process of filing their report with the Department of Buildings. Once filed, the Coop will have several years to complete recommended and required repairs to the building facade.

BALCONIES

Several years ago, we made significant improvements to our community by replacing the balconies. These new and upgraded balconies not only enhance the overall aesthetic appeal of our buildings but also provide a safer and more enjoyable outdoor space for residents to relax and unwind. We kindly remind everyone to refrain from placing gas or electric grills, plastic bags, rugs/floor coverings, or umbrellas on the balconies. Please also refrain from tying flags, lights, affixing planters, or any other items to the balcony railings. While it may seem like a minor concern, this simple request plays a crucial role in maintaining the cleanliness and visual appeal of our community. **Additionally, please refrain from throwing cigarette butts from balconies - cigarette butts can remain hot and if they land on flammable material, they can easily start a fire.**



ABATEMENT (ADDITIONAL EXEMPTIONS/CREDIT OPTIONS)

You may not be aware that there are other yearly tax exemptions or credits that you may qualify for in addition to the Coop Abatement and Enhanced STAR Credit. Through the New York State Department of Taxation and Finance, other possible options are The Senior Homeowners Exemption (SCHE), The Veterans Exemption, and The Disabled Homeowners Exemption (DHE). More information is available at <https://www.nyc.gov/site/finance/property/property-tax-benefits.page> or by calling 311.

COMMITTEES

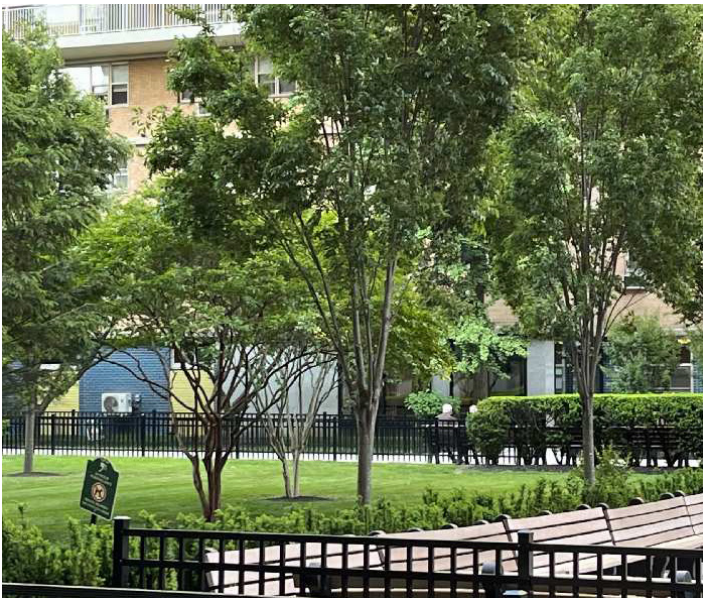
With a diverse range of 12 committees to choose from, you can find a group that aligns with your interests, skills, and passions. Whether you have a knack for organizing events, a keen eye for landscaping, or a passion for fostering community engagement, there is a committee waiting for your valuable input. Becoming a committee volunteer is not only a chance to contribute to the growth and betterment of our community, but it also provides an avenue for personal and professional growth. By joining a committee, you can meet like-minded individuals, expand your network, and gain valuable experience in various areas of community development.

ANNUAL VERIFICATION FORMS/ CONTACT INFORMATION SHEET

As part of our commitment to maintaining accurate records and ensuring the smooth functioning of our community, you will be receiving a combined Annual Verification Form/Contact Information Sheet on Wednesday July 1, 2026. We kindly request that all residents complete their forms no later than Friday, July 17th. Once you have done so, we ask that you return your forms to the management office by dropping them in the drop boxes that you place your maintenance checks in or email them to management@tv3.nyc.

HOARDING

Please be advised that hoarding is not permitted at Trump Village Section 3. If you, or if you know anyone who does need assistance with this issue, please contact the management office and we will provide you with contact Information for individuals who can assist you.



LANDSCAPING

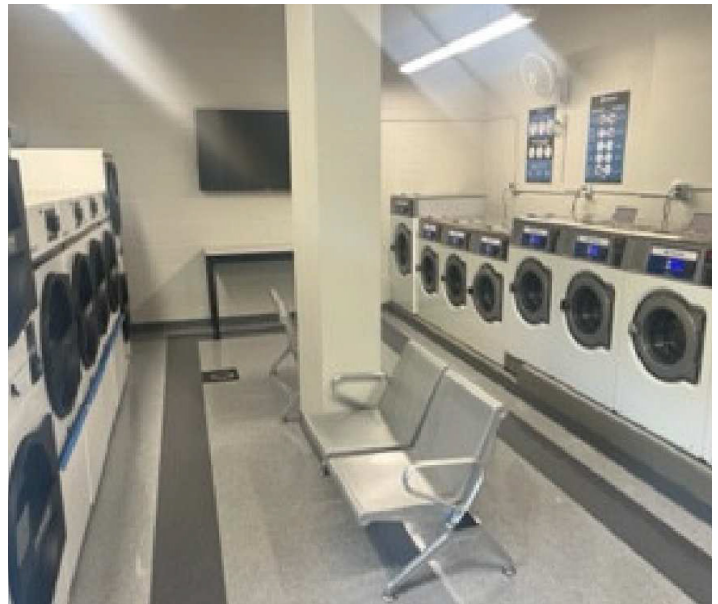
We continue to upgrade and improve our landscaping, as we strive to maintain and increase the irresistible charm of our buildings and curb appeal.

We understand the importance of providing a high-quality living experience for our valued shareholders who relish spending their time outdoors on the property and are excited for you to see the upcoming enhancements and transformations.



GORILLA SHIP PACKAGING ROOM

The package room in building 5 run by Gorilla Ship has been open since September of 2025. Since then, package theft in TV3 has all but been eliminated. They also provide a fast and convenient solution to resident's shipping needs without having to leave the property.



LAUNDRY ROOMS

We would like to take this opportunity to remind shareholders of the laundry room rules that need to be followed by all residents in order to keep our laundry facilities and machines running properly.

- Hours are 6:00am to 11:00pm.
- All laundry must be finished, including drying, by 11:00pm.
- Be courteous & mindful to others when using several machines.
- Please remove clothes promptly so others may use the machines.
- Laundry left in machines after 15 minutes may be discarded.
- Please discard lint after each dryer use
- Please clean up after you have finished using the machines
- Laundry left overnight may be discarded



MINI MOBILITY DEVICE BAN

We would like to take this opportunity to remind all shareholders the effective May 9th, 2023, Trump Village Section 3 banned the storing and charging of mobility all devices, not including wheelchairs.

This ban includes but is not limited to e-bikes, scooters, skateboards, hoverboards, Segways, One-wheels and/or other electronic micro-mobility devices/vehicles powered by or intended to be powered by lithium-ion batteries.

Any residents currently storing or charging any of these devices must REMOVE THEM IMMEDIATELY. If you have any questions, please feel free to contact TV3 General Manager, Kelly Dorris, at 718-946-1860 or via email at kdorris@akam.com.

MOVE IN/MOVE OUT DELIVERIES

If you have an upcoming move in, move out or delivery, please remember to contact the management office in advance to reserve the elevator. The elevator reservation form can either be emailed to you, or you can pick it up at the office. A \$300 Bank check or Money order is required as a deposit to hold the reservation and will be returned when the move or delivery is complete.

Moves and deliveries can only be scheduled Monday-Friday between the hours of 9:00AM to 5:00PM. A violation will be issued for any unscheduled moves or deliveries without a reservation or that are conducted outside of the permitted hours.



CHILDREN'S PLAYROOM UPDATE

The Children's playroom, located in Building 3, has recently been given a refresh. If you are interested in using the room, please contact management to sign up for access.



2025/2026 INSURANCE RENEWAL

The Board of Directors, Management, Stockbridge Risk Management and HUB have already started preparing for the 2026/2027 insurance renewal. Both Stockbridge and HUB have seen positive trends in the insurance market and, after last year's positive final outcome, are hopeful that they will be able to facilitate similar results with this year's renewal.



SMOKING BAN REMINDER

We would like to take this opportunity to remind you that as of March 2023, Trump Village Section 3 banned smoking in all Commercial units, Residential Units (Including the balconies), all common areas, including but not limited to, the elevators, hallways, stairways and lobbies. Smoking is also prohibited outside the building's property, including but limited to all building entrances/ exits and smoking is to be contained to twenty-five (25) feet from the buildings. The term "smoking" includes carrying, burning or otherwise handling or controlling any lit, smoldering, or electronic product containing tobacco, cloves or marijuana, including but not limited to cigarettes, e-cigarettes, all vaping devices, cigars, pipes, joints, vaporizers, bongs, bubblers and hookahs. To enforce this measure, once a violation has been identified, a written notice will be issued, and a violation will be placed on your maintenance account. Violation fees are as follows: (1st) offense is \$100.00, Second (2nd) offense \$200.00 and Third (3rd) offense \$300.00. After the third violation, you will be referred to building counsel for legal action.

DOCUMENTS

This is a reminder to all shareholders, documents such as Financials, Operating Budgets, etc., can be reviewed by contacting the Management office and requesting an appointment. Certain documents can also be found in the library section on Building Link or by following this link: trumpvillage3residents.buildinglink.com

APPOINTMENTS

We ask that any resident needing to speak with any member of the Management office to please make an appointment in advance.



CHILDREN'S PLAYGROUND

As part of the ongoing effort to increase security at TV3, the children's playground will only be accessible to residents with a TV3 ID that have signed the use agreement/waiver. To pick up your TV3 ID, if you have not done so already, and sign the use agreement/waiver you will need to make an appointment with management. You can schedule an appointment by contacting the maintenance department by calling 718-946-1860 or emailing eroches@akam.com



RECREATION ROOM RENTAL

The room is available for Shareholders to rent for private parties or events at a cost of \$75 per hour. It can be set up to accommodate up to 100 people and includes a kitchen area. Please reach out to management if you are interested.