

# LINWOOD NEWS

Winter is almost over, Spring will be here before we know it!

**Holiday Fund:** Thank you for your generosity to our annual Holiday fund, which enabled our staff to have a happy holiday.

**Retirement and New Super:** After 30+ years of employment at Linwood Park, Anibal has retired. Please congratulate him when you see him on our grounds as he continues to live here. At the same time please welcome William Martinez our new Super. William and Delvis will continue to be on call for emergencies at night and on weekends **201-376-8757**.

**Snow:** These past few weeks, the grounds crew has been very busy. We cannot thank Julio, the grounds supervisor and his crew enough for keeping our roads, sidewalks, stairs and walkways clear. THANK YOU TO ALL!

## In the event of an Outage Fort Lee Emergency Services recommends the following communication:

- **nixle** - to receive updates and instructions via email or text messaging - Text 07024 to 888777
- If your internet or phone communications are interrupted tune into 1630 AM (Ft. Lee Emergency Radio) Listen to 1630 AM Radio via web stream: <http://stream.fortleepolice.org>
- Visit the PSE&G Service Outage Map @ <http://outagecenter.pseg.com/external/default.html>
- to report an outage call: 1-800-436-7734 Fort Lee Office of Emergency Mgmt: WWW.FORTLEEOEM.ORG (201) 592-3700 x1512
- Fort Lee Police: WWW.FORTLEEPD.ORG (201) 592-3700

**Reminder regarding Maintenance Increase:** In 2013 the Board of Directors voted to increase our maintenance 1% annually. This increase went into effect on January 1, 2021. We recommend taking a look at your monthly statement to ensure everything is up to date with your payments.

**Homeowner's/Tenant Insurance:** It is imperative that you keep it up to date. It is **REQUIRED** for all residents to have coverage. Requirements can be found at [Linwoodpark.com](http://Linwoodpark.com)

**COVID Vaccines-** If you have yet to register for your COVID vaccine contact the NJ Vaccine Scheduling System at [covidvaccine.nj.gov](https://covidvaccine.nj.gov), or call Vaccine Appointment Support 1-855-568-0545 (8am-8pm) Text NJCOVID to 898-211 to receive alerts

**COVID Precautionary Reminder:** We have been receiving complaints of residents not wearing masks in common areas. For the safety of yourself and your neighbors we ask that everyone wears their masks at all times in the common areas of the buildings including the laundry rooms.

**Need to refill your laundry card?** Laundry Cards can be refilled in the management office at 3091 Edwin Ave. Please note, the machine only accepts \$5.00, \$10.00, or \$20.00 dollar bills. No singles and no debit/ credit cards. The max amount of money allowed on the card is \$80.00

Access hours to the machine are as follows: **Monday-Friday 8:30am-5pm**  
**Evenings & Weekends, please contact security**



**Spectrum Bulk Package:** Currently enrollment for the Spectrum Bulk Package is closed. Enrollment will open again for the month of June 2021. Be on the lookout for a notice within the next couple of months regarding open enrollment.

**Spring is in the air!** Flowers will be blooming, birds will be singing, and of course, our garden club members will be planting! There are a limited number of garden plots available for residents to grow your plants and vegetables. If you are interested in joining the Linwood Park Garden Club this season, please submit your contact information to [linwoodparkgardenclub@gmail.com](mailto:linwoodparkgardenclub@gmail.com) for further details. Be sure to include your name, address, and phone number. Space is very limited, so don't delay. Registration for new members will begin on April 15, 2021.

**Linwood Phone Numbers to keep in your phone:**

**Maintenance Office- 201-944-7135** M-F, 8:30am-4:30pm  
**Management Office - 201-944-2038** M-F 9:00AM-5:00PM  
**Security Department - 201-376-8758 (24/7)**  
**Super on Duty: 201-376-8757 after hours** (Call for emergencies)  
**E-mails: [office@1170apcorp.com](mailto:office@1170apcorp.com)/[maintenance@1170apcorp.com](mailto:maintenance@1170apcorp.com)**

If you leave for work when it is dark or arrive home after dark and you feel unsafe, please contact our Security Team who will escort you to your building.

**A Note From Our President, Noel Albert:**

I hope that you had a good holiday season and that you all stayed well. Thankfully the rebuilding of 3011 Edwin Ave. is complete and our neighbors have returned home. Linwood Park is blessed to have our dedicated staff. I am proud that they along with our Board of Directors have put in the hard work and dedication to make this possible.

Linwood is in the process of refinancing our underlying mortgage. This means that in 15 years our mortgage will be paid off (something other co-ops wish they could do), giving us all an additional layer of financial security.

Linwood Park is moving towards becoming a "Green Community". The installation of solar panels on our new roofs will be completed shortly, bringing energy credits to our community all without an assessment to our shareholders.

It is my hope that we will soon be able to hold in person board meetings and maybe even our annual "Last Blast of Summer". In the meantime, please wear your masks, wash your hands and maintain social distancing.

2020-21 Board of Directors Officers:		Members:		
President	Noel Albert	Noel Albert	Bruce Carlson	Heidi Gordon
Vice President	Bert Rosenbluth	Lennard Charles	George Chokos	James Chung
Vice President	Marisa Pellegrini	Alexios Dimitropoulos	Yuying Gosser	Denise Lauria
Secretary	Geri Powder	Kerry F. Moots	Michelle A. Petrillo	Marissa Pellegrini
Treasurer	Lennard Charles	Geri Powder	Bert Rosenbluth	Richard Trifan