



Summer 2022

LINWOOD NEWS

A Very Brief Reminder—

If you have yet to vote, PLEASE do so ASAP

We, the Board of Directors, cannot move forward with some of our plans until we have a QUORUM (at least 50% of the owners signing the document you received in the mail and at your door.

If you no longer have a copy of this document, please call the office (201-944-2038), and one will be brought to your apartment.

In this edition, we are beginning a section entitled: **Getting to know our Employees.** For this edition, Angelica (Our General Manager) chose 2 exemplary employees to be interviewed.



First, I would like to introduce Francisco Lopez, Supervisor of the Porters. Most of you have seen Francisco walking around the grounds working with the porters and filling in where needed.

Mr. Lopez began working as a porter at Linwood Park in May 1996.

Although he felt that his knowledge of English was limited, when the previous supervisor passed away, he was promoted to Supervisor. Currently, he supervises 13 porters over 2 shifts.

Mr. Lopez immigrated to the United States from Cuba in 1994, where some of his family remains. Before coming to New Jersey, he worked as a maintenance man in Las Vegas; however, with family here in New Jersey, he chose to join them.

When he is not at work at Linwood Park, Francisco enjoys fixing things, spending time with his 2 grandchildren, and watching Soccer and American Football.

Francisco Is very happy working here and plans to continue working as long as his health allows it. Mr. Lopez feels that his biggest accomplishment is that he became an American Citizen in 2002.



Our second interviewee for this edition is Joseph Kelly, Security Director. Everybody knows Joe; he walks the grounds and introduces himself to all of the new and old residents. Mr. Kelly began working here 24 years ago as a security guard. Joe supervises 5 security guards 24/7. One of Joe's strengths is that he is bilingual, speaking Spanish and English which enables him to communicate with many of our residents.

Before becoming a security guard, Joe worked as a Chemical Master Mixer, where he tested and blended raw materials. When the company moved to Pennsylvania, he continued working as a mixer and taught the new employees the job. Eventually, Dupont bought the plant and Joe was laid off, which was when he became a security guard at Med West.

When not working, Joe enjoys participating in church activities. Joe has a large family, including 8 stepchildren and 8 grandchildren.

Mr. Kelly shared that the security guard's responsibilities are multifaceted and include responding to emergencies both in the buildings and on the grounds, managing the legal and illegal 'move in-move outs, parking lots

and illegally parked cars, as well as keeping the fire lanes clear and checking all of the interior and exterior lights. Our security team will also escort residents to and from their apartment and / parking lot if feeling uncomfortable when leaving or returning home late at night.



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After several requests, the Fort Lee Police Department Traffic Bureau and the Department of Public Works have installed **Yield Signs** at our traffic circle. When entering the circle, cars on the right have the right of way. We also ask that you slow down when driving through our community and respect the residents crossing the street.

A POTENTIALLY DANGEROUS SITUATION: Our Management Office has received notifications that residents are storing their electric bikes inside their apartments. Lithium batteries can cause a fire and are a hazard to our residents. The resident who reported this shared that there is one bicycle at 3060 and another one at 410PK; this resident is scared because of the many fires reported in NYC. As electric bikes are expensive, we must ask that the battery be removed before storing your bicycle.

If it is observed that these bicycles are being brought into apartments with the battery installed, we will be forced to take action against the bike's owner since this is a hazard to all of the residents in that building.

Trash Removal - When disposing of large items (mattresses, furniture, appliances, etc.), you **MUST** notify our maintenance office (201-944-7135) for further instructions. The town's trash company only picks up by appointment on Thursdays, and only 2 pieces at a time can be discarded.

Parking- If you do not have a parking permit, **DO NOT** park in our lots. You will be towed at your expense. When moving into our community, you are advised to get a parking permit. This also applies when you get a new vehicle. There is a monthly fee for the parking permit. Contact the Management Office (201-944-2038) for further details and instructions.

Vacation- When going on an extended vacation, we ask that you notify the Management Office so that our security team is aware of your absence. Also, since our mailboxes are small, we ask that you advise the post office of the dates you will be away so that they can hold your mail until your return. This can be done online ([USPS.gov](https://usps.gov)) or by completing a yellow **Hold** mail card at any post office.

Hallway Windows- Please **DO NOT** open the hallway windows. These windows are to be kept closed at all times, especially during the summer with unexpected rain.

The Spectrum Bulk Rate Plan Is Available Discount Double Play Bundle Includes:

**Spectrum TV-Bronze, 2 HD DVR set-top boxes, Showtime Network
Spectrum Ultra (400 Mbps) High-Speed Internet, 1 Modem & Router
Your cost is \$60 per month (added to your maintenance bill)**

***This rate includes taxes/fees/surcharges**

Please email the office at office@1170apcorp.com if you are interested with your full name and full apartment address. **OPEN ENROLLMENT CLOSING ON AUGUST 15, 2022.**

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/maintenance@1170apcorp.com

Website:linwoodpark.com