



# LINWOOD NEWS

Annual Meeting Tuesday, May 10  
@ 7:30 Via Zoom

You have received your ballot for the 2022 election of the Board of Directors. The Board of Directors is composed of 15 shareholders who have been elected to serve a 3-year term. Elections are held every spring with 5 individuals running. This year 4 members of the board are up for re-election with one resident running for the 5th position.

A few weeks ago, you received each person's resume with Candidates night held on April 20th via Zoom at which time the candidates were introduced. We hope that you have familiarized yourselves with the candidates and their information.

When you receive your ballot, you can vote for up to 5 candidates. Once a quorum is achieved the ANNUAL SHAREHOLDER and ELECTION Meeting will be held. A quorum equates to 50% of the shares in the corporation, this is based on the number of shares each shareholder has, the more people who send in their proxy the faster we will achieve a quorum.

**RE-CONDUCTING ELECTIONS IS EXPENSIVE.** If not enough shareholders vote, we have to re-conduct the election. By voting, you are not only expressing your voice but saving the co-op, including yourself, the needless expense of a 2nd election.

**IF YOU HAVE NOT ALREADY VOTED, PLEASE SUBMIT YOUR PROXY** at your earliest convenience TO THE PO BOX ON THE ENCLOSED ENVELOPE OR TO THE MANAGEMENT OFFICE LOCATED AT **3091 EDWIN AVE. APT. 1C**

**Annual Meeting Zoom Information: Meeting ID: 842 6821 9554/Passcode: 404918**

**State Reinspection's:** The State Reinspection will be back before we know it for a 3<sup>rd</sup> time (**we do not have a date yet**) If you did not pass the initial inspection as well as the 2<sup>nd</sup> re-inspection you will be receiving a letter in the mail with your violations. Your apartment will need to be reinspected again!

**If you will not be home** for the 3<sup>rd</sup> round of reinspection, please ensure that the Management office has working keys to your apartment on file.

The NJ Multiple Dwelling Law requires inspections of multiple dwellings every five years. These inspections are made by the New Jersey Dept. of Community affairs Bureau of Housing Inspection. **Violation fines will be passed on to the Shareholder.** Sometimes unit owners fail on the same violations on re-inspection, re-inspection fines can be a staggering amount.

Here is what you need:

- 10-year battery sealed smoke/carbon monoxide detector
- Chain on the door.
- Apartment door must be Self-Closing.
- All outlet wall plates Must be Plastic **not** metal.
- If you have an outlet near water, it must be a GFI outlet.
- Apartment must be in living condition

**Apartment Doors:** Our doors are self-closing, fire retardant and made of steel. This is all part of Fire Safety and cannot be changed or reduced. When closing your door, it will make a loud SLAMMING noise that can be heard throughout the walls if merely let go. Please hold your doorknob so that it does not slam and disturb your neighbors.

**SEWERS: Recently in one of the buildings we had a seriously clogged pipe leading out to the sewer.**

We live in old buildings which means our plumbing is old. Our manager has asked that you **NOT** dispose of face masks, gloves, wipes, hair and diapers down the toilet, as this is causing major clogs and damage to our plumbing. All of these items should be included with your trash. Any plumber will tell you that **WIPES Never** dissolve in the toilet, no matter what the packaging says. Toilet paper is the only material that should be flushed. **If your toilet becomes clogged due to you throwing any of these items into your toilet you will be charged for the repair.**

**Air Conditioners:** As the weather gets warmer, we start thinking about air conditioning our apartments. If you are considering purchasing a new air conditioner, you must contact the management office for the procedures. For the safety and integrity of our windows and buildings, the air conditioner must be installed with an approved a/c panel and installed by a designated installer at your expense.

**If your air conditioner is not installed with the appropriate panel, you will be subject to a fine!**

**TRASH DISPOSAL-** We want to remind all residents to please place household garbage down the compactor chute. Large boxes must be broken down neatly and placed in the compactor room. **For large furniture disposal, please contact IWS (Interstate Waste Service), they can take two items at a time 1-866-342-5497.**

**IMPORTANT REMINDER-** When disposing of an appliance- you must remove the doors.

**Homeowner's and Renters Insurance:** You must be insured. It is imperative that you keep it **up to date at all times.**

**Laundry cards:** The office hours to refill your laundry card are M-F 9-5. Weekend access to the vending machine can be arranged by contacting our super on duty during the weekend.  
Cash only

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

**Maintenance: 201-944-7135** (M-F, -830am-430pm)

**Email:** maintenace@1170apcorp.com

Afterhours Maintenance Emergency Cell **201-376-8757**

Please report Leaks or other maintenance concerns immediately

**Management Office - 201-944-2038/201-944-2039** (M-F, 9am-5pm)

**Email:** office@1170apcorp.com

Questions and concerns -- Access to the vending machine

**Security Department - 201-376-8758** (24/7)

Website: linwoodpark.com

