



## LINWOOD NEWS LATE WINTER EDITION

### If You See Something, Say Something

A recent incident with smoke in a unit that unfortunately had a non-working smoke detector reminds us that it is important to:

- Test your smoke detector monthly
- If you see anything unusual, call our Maintenance or security.
- If you smell smoke or gas, for everybody's safety, immediately call 911.
- We should all have a fire extinguisher in our units

In this case, a smoke/carbon monoxide detector did not go off. Each detector in your apartment should be tested monthly. If your detector does not work, contact the Maintenance Office (201-944-7135), a super will come and inspect and, if necessary, replace it (if replaced by our staff, that would be at your expense)

Another note. In case of an emergency, a copy of your keys MUST be kept in the Maintenance Office lock box. If you do not have your keys on file, it is imperative that you give the office a set as soon as possible, as per the Proprietary Lease.

Luckily a neighbor reported the incident and helped ensure the safety of residents in this building. Being alert and reporting incidents is important.

As Linwood Park can be charged for the Fire trucks coming to our complex, the residents were asked to make a donation to the Fire Department, which they generously did.

**Elections-** As spring approaches, so does our Annual Election. How does this happen?

As you know, Linwood Park is a Cooperative Community; this means that we all own shares in the corporation (1170 Apartment Corporation), with the number of shares you own, is based on your apartment size and floor. We are self-managed, and Linwood employs everybody who works in Linwood by Linwood. The management of the corporation is overseen by a Board of Directors, which is made up of 15 shareholders who have been elected to serve a 3-year term. Elections are held every spring, with 5 members up for re-election.

All shareholders are eligible to run for the board. Please consider running if you believe that change is good and needed. During March, you will receive a packet providing information on how to apply to run for a position on the board.

**E-BIKES-** On January 19, 2023, the town of Fort Lee passed a resolution to prohibit e-bikes from being stored in the common areas or inside the apartment. The Board of Directors also voted on an Amendment to the "House Rules" on August 8, 2022, and a Resolution as of November 14, 2022.

As **Spring** approaches, we hope that each person with a garden plot has cleared away the debris and equipment. By now, you probably know that James Chung has moved, and our **new garden chairperson, Yuying Gosser, will contact** each gardener to inquire about your continuing to utilize your space. For future requests, you can **email linwoodparkgardenclub@gmail.com.**

# Getting to know our Employees

In this edition, we are highlighting the work of **Ogredi Santana, Maintenance Coordinator.**



Ogredi began working here at Linwood Park in the Security Department in 2016. In 2017 he transferred to the Maintenance Department. His job requires him to coordinate the many tasks that are assigned to our supers, maintenance crew, and porters. He then follows up with them to ensure that the job has been completed; along with this, he answers phones, responds to emails, communicates with the fire departments, checks in with contractors, and writes daily reports. Lastly, he shared that he does a lot of paperwork.

Ogredi likes this job because every day is different, with many difficult challenges to work through, which he feels 'keeps him on his toes'. When not working here at Linwood Park, Ogredi works as an Audio Engineer, working with upcoming artists and musicians recording music.

Through his knowledge of recording equipment and computers, he is working with our staff to upgrade the workings of our community by helping to make various jobs more accessible and to have them 'work smarter.' Some of the systems he has worked to improve include upgrading our intercom system, Fire alarms, and changing the card readers to improve security.

## Please Pack Your Patience

The driving speed allowed in Linwood Park is 15 miles per hour.

Bicycles and pedestrians have the right of way.

Bicycles should be equipped with a warning device (bell), Bicycles must yield to motor vehicles.

Pedestrians are expected to use sidewalks rather than roadways designated for motor vehicles.

**Pets:** Although Linwood Park is a dog-free community, people do walk their dogs in our community. We have signs throughout the property asking residents to clean up after their dogs and stay off the grass. Dogs should be on a leash at all times, per state law. In addition, please refrain from feeding the cats, squirrels, and groundhogs for your protection. The feeding of animals entices them to return to the same spot continuously, which may cause harm to residents and damage to the property. We appreciate your cooperation.

**THANK YOU:** The staff of Linwood Park thanks the shareholders and residents for your generosity when donating to our Holiday Fund. This fund enabled our hard-working staff to have an extra happy holiday season with their families.

## Linwood Phone Numbers to keep in your phone:

**Maintenance Office- 201-944-7135** M-F, 8:30 AM-4:30 PM

**Management Office - 201-944-2038** M-F 9:00 AM-5:00 PM

**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)**