



Linwood News

Late Winter 2025

The staff of Linwood Park thanks everybody who contributed to the LINWOOD PARK HOLIDAY FUND.

Your generous donations enabled our hard-working staff to enjoy the holidays with their families.

Toy Drive: WE LOVE YOUR GENEROSITY

This year we held our third annual toy drive, which once again was a huge success. Thank you to all who contributed.



Many children within the Fort Lee community received Holiday gifts that they might not have received in our tumultuous economy.



Now for the important stuff:

As of January 1st, our monthly maintenance increased by 4%.

You should have received your February statement by now, if you have your Maintenance fee paid directly out of your bank account, please remember to update the amount and always include your maintenance account number.

Hallway Windows: Once again, we are reminding you to keep the hallway windows and entry way doors closed.

This helps us keep the heat in the buildings.

Traffic Study: As chairperson of the traffic committee, I requested that the Fort Lee traffic department conduct a review of the traffic within our community, most importantly the speed at which cars, trucks and buses travel.

The letter received by Angelica Nazario (12/16/24) regarding the findings of the study stated that:

“Based on the findings of both of the traffic studies and observations made by our traffic bureau during their day-to-day operations.

It has been determined that at this time that speed is not a problem compared to other streets in Fort Lee.

Snow: In the event of yet another snow storm, Please DO NOT PARK in the designated areas within the parking lots, this is where our crew piles the snow. Clearing the snow from the sidewalks, stairs and parking lots is a huge job for our crew. They begin working soon after the first snowflakes fall. Please be patient as they clear these areas so that you can walk or drive safely within our community.

If you have a child/ young adult in your family who would like to make some money by shoveling cars out of their parking spots, please notify Ogredi in our maintenance office (210-944-7135). If and when somebody calls in requesting help getting their car dug out, he will refer them to you. You can then negotiate a price.

Laundry card refill: There are now two convenient options available for you to refill your laundry card:

- A CVA machine has been installed in the lobby to refill your card with a **credit card**.
- Or you can continue to use the machine at 3091 Edwin Ave. to refill your card with **cash**.

Elections: Spring is coming, for some not soon enough.

Here at Linwood, Spring represents your opportunity to join the Board of Directors and to work with us to improve the quality of life within our beautiful community.

The board is made up of 15 individuals with 5 positions open each year.

Information about running for the board will be distributed shortly.

Please consider running. The election will be held in the spring at our Annual Meeting.

EMAIL SUBMISSION: If you have not submitted your email at Linwoodpark.com yet, PLEASE DO SO! Submitting your email address will keep you updated with the latest notices and updates without leaving the comfort of your home.

Linwoodpark.com > Submit Email Address.

A note from our president, Noel Albert:

As some of you are aware. the NJ Governor imposed a mandatory reserve assessment for all condos, coops & Associations. Linwood is in the process of completing ours. The law passed by Gov. Murphy states that ALL condos & coops use this evaluation to bolster their reserves to be prepared for various component replacements (Roofs, sidewalks, lots, boilers, elevators, pointing and more). We will share the results and financial effects as soon as we have complete details. **Thank You!**

On behalf of the entire board. I would like to thank our management & staff for doing such a great job for the people of Linwood.

Remember, the elections will be coming up in May. Please make sure to vote (Every vote counts).

Created by: Geri Powder, Secretary, Board of Directors