



# LINWOOD PARK HOLIDAY EDITION

**Holiday Fund:** As the holiday season approaches, we would like to bring to your attention the annual opportunity to recognize and support our dedicated staff members, including our porters, security team, maintenance staff, landscapers, and office staff. These individuals work tirelessly throughout the year to ensure the smooth operation of our facility and we believe it is essential to acknowledge their hard work and contributions.

We understand that everyone's financial situation is unique, and we encourage you to contribute in a way that feels comfortable for you. Any donation, regardless of the amount, will be greatly appreciated and will make a significant difference in the lives of our staff members.

If you would like to contribute, you can either drop off a check at the Management Office during business hours or mail it to: Holiday Fund, 1170 Apartment Corp. 3091 Edwin Ave, Apt 1C, Fort Lee, NJ 07024. Your kindness and generosity are truly valued.

**Linwood Park Holiday 3rd annual Toy Drive:** **The Management Office** is collecting **New Unopened Toys** during this holiday season. If you would like to make a donation, the collection box is located at **3091 Edwin Ave**, inside the management office. Your donations will be distributed to those in need within the Fort Lee Community. **The deadline to drop off new unopened toys is December 15, 2024.**

**Winter:** It's getting cold out! We ask that you keep your windows closed. **If you cannot Close your windows completely, please contact our Maintenance office ASAP (201-944-7135) so that one of our staff can remedy the situation.**  
**Some reminders:**

- In the event of a snowstorm, the town requires that all cars be removed from our streets and parked in the lots to facilitate the clearing of the roads.
- When parking in our lots, Back into the spot, shovel out the front of your car and our crew will plow the space.
- Place your windshield wipers in the upright position. This will make clearing your windshield easier.
- Garage parking- You are responsible for clearing the snow away from your door. Our crew will plow the driveway.

**Snow:** If you or your teenage children would like to earn some extra money, we are looking for individuals who would be willing to shovel cars out of their parking spots. As we have many elderly people within our community, some have asked for assistance. If interested in earning some extra money, contact the Maintenance office (201-944-7135) to have your name and phone number added to our very short list.

**Packages:** As always please pick up your packages as soon as they arrive or you arrive home.

**Christmas Trees:** For those of you who get a real tree please remember to keep it moist.

**Maintenance Increase:** As a reminder effective January 1, 2025, our monthly maintenance is increasing by 4.0% If you use a direct payment system, please notify your bank to have this increase reflected in your payment.

**Spectrum Decrease:** When calculating your maintenance increase remember that your Spectrum bill has decreased by \$15 per month.

**Appliances:** As we all work to maintain our facility and adhere to its waste management policies when discarding appliances such as stoves and refrigerators, please make sure that all doors are removed before placing them curbside for collection.

Additionally, when disposing of mattresses, please ensure they are wrapped in plastic. If you are planning to dispose of an appliance or a mattress, please contact the Maintenance office at 201-944-7135 to schedule.

**Refilling Laundry Cards-** You can refill your laundry card on weekends! To access the vending machine on evenings or weekends, please call the Security Department at 201-376-8758.

**Deliveries-** Please pick up your packages on the day they arrive. The company you bought your item from, notifies you as to when it will be delivered. Please make arrangements for it to be picked up as soon as possible.

**Homeowners & Rental Insurance:** It is imperative that you keep it up to date.

**EMAIL SUBMISSION:** If you have not submitted your email at [Linwoodpark.com](http://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.***

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

Maintenance Office- 201-944-7135 Mon, Tues, & Fri 8:30 am-4:30 pm, Wed & Thurs 8:30 am-2:00 pm

Management Office - 201-944-2038 Mon, Tues & Fri 9:00 am-5:00 pm, Wed & Thurs 8:30 am-2:00 pm

Security Department - 201-376-8758 (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)



**Happy Holidays from  
your Board of  
Directors**

**NEWSLETTER**

Submitted by:

Geri Powder, Bruce Carlson

(Public Relations.comm.)

And your **Board of Directors**