

Linwood Park Newsletter

Late Summer Edition

The Annual Last Blast of Summer is Sept. 14, 2025

This newsletter includes several outlined details about the transition to our new CondoCafé software, Spectrum service changes, the upcoming community event in September, and a seasonal note for our garden enthusiasts. Please review the following information carefully to stay informed and up to date.

Our staff has received many questions regarding the new CondoCafé software. We understand that adjusting to new systems can be challenging, but we are committed to supporting each of you through this transition. These changes are being implemented to improve communication and efficiency for the benefit of both the complex and its shareholders.

Through CondoCafé, you will now be able to pay your maintenance bill directly to 1170 Apartment Corp, upload your insurance documents, submit maintenance requests, and receive important announcements.

Please keep the following in mind during this transition:

- Shareholders will not see their monthly bill until the 1st of each month.
- The mailing of paper statements has been discontinued. Shareholders without computer access may call (201) 944-2038 to request their monthly maintenance statement by mail.
- We understand that many of our residents do not regularly use a computer. Several have shared this concern with us. However, internet access is included in your Spectrum service, which means you can access the Condo Café portal on the computer or through the app on your smartphone.
- The maintenance fee now includes the Spectrum fee as an amenity, as approved by the Board.
- Only rentable items, such as storage, parking, and garage, will appear as separate, itemized charges on your statement.
- You may use a credit or debit card to make your payment (a processing fee will be shown before completion), or choose direct withdrawal from your bank account (ACH), which is free of charge.
- For payment options: You may also continue to use the P.O. Box 11391, Newark, NJ 07010, (please include your maintenance account number) website tab for maintenance payment: linwoodpark.com.com>maintenance payments or the drop box located outside our Management Office.

To ensure you continue receiving important notices and updates, and you are able to successfully register for CondoCafé, we encourage all residents to email our office with their most current email address and phone number: office@1170aptpcorp.com.

Our staff is available to help you register, please feel free to call us at (201) 944-2038, email us at office@1170aptpcorp.com, or join us on Thursdays from 2:00 P.M. to 4:00 P.M. for in-person assistance.

End of Summer Fun!

Our Annual Last Blast of Summer event will be held on Sunday, September 14, from 12:30 P.M. to 4:30 P.M., with a rain date of Sunday, September 21.

Like last year, the event will be catered, our DJ will return for those who want to dance, there will be face painting for the children, and much more. We are looking forward to another fun and memorable day together.

Spectrum News!

Additionally, Spectrum has announced an upgrade from Cloud DVR Plus to Cloud DVR Unlimited. This upgrade allows you to save and access unlimited recordings of your favorite shows and movies at no extra cost. Once the change is implemented, new recordings will be available for nine months from the date recorded. The default setting is three months, but you can extend this by adjusting the setting in your account. Any recordings saved before July 1, 2025, will remain available for twelve months. This update will occur automatically, and no action is required on your part.

Garden Club- Lastly, while I personally no longer have a garden plot, I want to remind our gardeners that August is peak harvest season for many crops, especially tomatoes. If you have grown corn, it is likely ready for harvest as well. One thing I learned during my years growing vegetables at Linwood is this: on Sunday, you go out to water your plants and see that the tomatoes are nearly ripe. You decide to give them one more day. But on Monday, when you go to pick them, you discover a squirrel got there first. If your tomato looks red and ripe, pick it. You can leave it in a paper bag overnight or place it on a windowsill for a few more hours of sun. Don't miss your chance to enjoy your homegrown produce!



Thank you for your continued cooperation and support.

**Management Office Summer Hours: Monday, Tuesday, Wednesday-8:30 AM to 5:00 PM
Thursday, Friday 8:30 AM to 2:00 PM**

Linwood Phone Numbers to keep in your phone:

Maintenance Office- 201-944-7135

Management Office - 201-944-2038

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

Super on Duty: 201-376-8757 after hours (Call for emergencies)

Submitted by: Geri Powder & Board of Directors