



# Linwood News

## Summer Edition

**SAVE THE DATE: The Last Blast of Summer**  
**Sunday, September 14, 2025**

**Summer is here!** Spring has come and gone! All the rain that we had has made our grounds very green and lush. The spring shrubs bloomed beautifully. Now the Day Lillies are in full bloom, as are the thousands of annuals that have been planted throughout our grounds. Thanks to Julio and his crew.

**Elections:** Spring is when we hold elections for the Board of Directors.

This year, the number of shareholders who participated in the election process was quite disappointing. Of 1170 apartments, only 300+ submitted their ballots. As a cooperative community, each shareholder owns shares in the corporation (1170 Apt. Corp) and is encouraged to participate in this process. This year, we had 5 incumbents and 3 interested candidates. Of those running, 4 were reelected, with one interested candidate winning a seat on the board.

Those re-elected were: Noel Albert, President, Micky Petrillo, Treasurer, Kerry Moots and Lenard Charles. Our new board member is Julia Kan.. Congratulations to Julia; we look forward to implementing some of her ideas to enhance life in Linwood Park. Thank you to Gautam Nagarmat for sharing your busy schedule with us. Your thoughts and suggestions were very beneficial to our community.



**Yard Sale:** Bert Rosenbluth revived an old idea, to hold a Yard Sale, assuming that we all have extraneous stuff that we no longer need or want. Saturday was the perfect day for the sale; several residents cleaned out their closets and set up tables. Hopefully, others found some steals and deals. Those of you who participated in this event, please let us know if it was worthwhile and if you would like to do it again.

**Garage Issues:** Recently, we have experienced a few garage break-ins. As per our previous newsletters, please keep your garage door closed and locked. Our garages are for our cars; they Are Not your Personal Storage Unit. All items stored in your garage are not covered by insurance, nor can Linwood Park be held responsible for any theft or damage.

**CondoCafe Registration:** For years, our office has worked diligently to collect and update each shareholder's information to make sure your files are current. As part of our ongoing efforts to modernize and streamline operations, we are excited to introduce CondoCafe, a platform that will allow us to go paper-free where possible.

CondoCafe is an easy-to-use system that allows you to:

- Pay your maintenance fees online
- Submit work orders
- Upload apartment insurance information
- Stay up to date with important announcements and information from the office

To register, simply email us at **office@1170aptoCorp.com** or call the office at **(201) 944-2038** with your building, apartment number and phone number.

If you prefer to continue paying by check and wish to obtain a copy of your statement, contact the office team. Please note that we will soon be announcing the closure of our P.O. Box (lockbox) for payments, so we encourage everyone to transition to CondoCafe or alternative methods as soon as possible.

We're excited to offer this service and make communication with our office easier than ever. We appreciate your cooperation and look forward to continuing to serve you!

**Hallway Windows:** Please remember that the hallway windows MUST remain closed at all times due to unexpected Pop-Up storms.

**Laundry Rooms:** As a courtesy to your neighbors, the laundry rooms are not intended to be used after 10:00 PM. Additionally, we ask that you remove your laundry items as soon as your cycle is completed.

**Spectrum Security Channel and Camera Outage:** Our management team is aware of the ongoing outage affecting some of our building cameras on the Spectrum in-house security channel. Spectrum has inspected several buildings, and their engineering team will soon conduct a full inspection.

In the near future, we will need to update the cameras, rewire the buildings, and assess the costs for labor and time. We ask for your patience as this project moves forward.

**Parking Enforcement**

Parking in our lots continues to be an issue. Our Security team is now equipped with a parking sticker reader, and each sticker has a unique code. If your sticker doesn't match the information in the reader, your vehicle will be towed at your expense.

**IMPORTANT:** If you get a new car, don't forget to register it and get a new sticker! For questions, contact our Office Staff: 201-944-2038 or the Security team at **201-376-8758**.

**Box Disposal-** We kindly ask that you break down any boxes before placing them in the compactor room to help keep the area clean and efficient for everyone.

**Large Items Disposal-** Please refrain from leaving carpets or large items inside the compactor room. If you need to dispose of large items, please call the office at **201-944-7135** for guidance on proper disposal. Throwing large items down the chute can damage it and cause the motor to overheat.

**Parking Restrictions for Contractors and Guests-** Contractors and guests are not permitted to park in our lots. Any vehicles parked illegally will be towed at the owner's expense.

**Renovation Responsibilities-** If you're renovating your apartment, please make sure your contractor is responsible for removing all debris. Items cannot be left on the curb or placed in any of our dumpsters.

**Shopping Carts-** If you use a shopping cart to transport groceries, please return it to the store. Shopping carts are not allowed inside the building as they pose a safety hazard and can be unsightly.

**Respectful Communication with the Staff-** We kindly ask that you address our staff respectfully when visiting the office with any issues or concerns. They are working diligently to assist you, and using offensive language, yelling, or being disrespectful will not help resolve issues any faster.

If you have complaints, please email the office at **office@1170apcorp.com**, and rest assured, your concerns will be addressed in writing.

**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

