

Linwood Park Newsletter



Fall Edition

October 2025

Heating Season

With cooler weather approaching, please note that the Borough of Fort Lee requires all buildings to maintain a minimum indoor temperature of 70°F beginning **October 1, 2025, through May 15, 2026**. Once temperatures drop low enough for the heat to be activated, if you experience any issues with your radiators, please contact our Maintenance Department at **(201) 944-7135**.

Ogredi will schedule an appointment for a superintendent to visit your apartment and address the issue.

Keys & Insurance- In case of emergency, our Management Office must have a working copy of your apartment keys. All keys are securely stored in a locked cabinet accessible only to the superintendents.

Additionally, when renewing your homeowner's insurance, please provide the Management Office with a copy of your **Declaration Page (first page)** for our records.

Last Blast of Summer- Our neighbors reported that the annual *Last Blast of Summer* event was a wonderful success! Many residents came out to enjoy the sunshine, catered food, and great company. (As a vegetarian, I personally enjoyed the corn and homemade chips!) Children had a great time playing games, getting their faces painted, and meeting new friends, while adults enjoyed dancing to music from the DJ. A special thanks goes to our Community Support Services, local officials, and school board candidates who attended and helped make the day so enjoyable.

Condo Café - During our last Board of Directors meeting, questions were raised about the security of the Condo Café portal. We are pleased to share that **two-factor authentication** has now been added for enhanced security.

If you continue to experience issues with Condo Café, please email **office@1170apcorp.com**, and Melody from our management team will assist you. Condo Café remains a work in progress, and the office team is working very hard to have account balances reflect accurately. We appreciate your patience as we continue to make payment easier for shareholders.

As a reminder, if you have not yet registered, please email **office@1170apcorp.com** to receive detailed instructions or stop by the office on Thursdays after 2 PM.

Spectrum Outages- Our office has received a large number of calls regarding Spectrum outages. We are keeping track of the specific buildings affected and the duration of each outage. To help us report these issues accurately to the regional manager overseeing our Spectrum services, we kindly ask that you email us at **office@1170apcorp.com** with the details of any outages you experience.

Community Activities- As winter approaches, our newest Board Member, Julia, suggested opening the **3091 Board Room** for resident use as a social space. You are invited to meet with neighbors to play card games, board games, Mah Jong, or simply watch a movie together. Winter

can feel long and isolating. Why not make it a little warmer by connecting with your community?

If interested, please email office@1170aptpcorp.com. You might even meet new friends for movie nights, lunch outings, or walks around the property.

U-Shaped Air Conditioners -Several residents have recently purchased the new U-shaped air conditioners, which are reportedly more energy-efficient and quieter.

To preserve the integrity of our windows and building exteriors, a **protocol and fee schedule** for installation has been established by our Maintenance Director and Board of Directors. Please notify the Maintenance Office before installing a new air conditioner so arrangements can be made for proper installation at a minimal fee.

Snow Removal -When snow arrives, our Landscaping Crew will begin clearing sidewalks and parking lots promptly. If you have a garage, please remember that residents are responsible for clearing the snow directly in front of their garage doors. When parking in outdoor lots, we recommend backing into your space and lifting your wipers before a storm. After you move your vehicle, the crew will remove any remaining snow.

Please **avoid parking in the designated snow collection areas** to help with efficient cleanup. We also encourage our younger residents to lend a hand (and maybe earn a little extra cash!) by shoveling for older neighbors. If interested, please contact the Maintenance Office at **(201) 944-2038** to be added to our list of available helpers.

Hallway Windows- We continue to receive complaints about hallway windows being left open. Please keep all hallway windows **closed at all times** to preserve building heat. If you notice open windows in your building, contact the Management Office so a reminder memo can be sent out.

Packages in the Lobby-Please pick up all deliveries promptly. Leaving packages unattended not only clutters the lobby but also creates a poor impression for realtors and prospective buyers visiting the building, and more importantly, it is a safety hazard.

Security & Vacations-If you will be away for an extended period, please notify the Management Office so that our Security Team can monitor your apartment during your absence. Email your information to office@1170aptpcorp.com.

Electric Bikes- Electric bikes **may not be stored** inside apartments or garages. This presents a serious **fire hazard**. Violations will result in fines per the amendment to the House Rules.

Furniture & Trash Removal- If you plan to dispose of large items (such as furniture or appliances), please contact the Maintenance Office at **(201) 944-7135**. The town's trash collection company removes large items **by appointment only on Thursdays**.

Unit Line	Units	High	Low	Median Average
A	5	\$245,000	\$168,000	\$234,000
B	3	\$260,000	\$175,000	\$245,000
C	3	\$310,000	\$250,000	\$289,000
D	3	\$189,000	\$140,000	\$170,000
E	7	\$235,000	\$181,000	\$230,000
F	2	\$245,680	\$140,000	\$235,000
G	2	\$240,000	\$160,000	\$180,000
H	3	\$165,000	\$150,000	\$157,000
J	5	\$200,000	\$148,000	\$189,000

MOST RECENT SALES

**Management Office Hours: Monday, Tuesday & Friday
8:30 A.M.- 5:00 P.M.**

Wednesday & Thursday 8:30 A.M.-2:00 P.M.

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, Bruce Carlson & Board of Directors

