



# 5825 CORINTHIAN CONDOMINIUM

Volume 2 Issue 7

A Newsletter for the Residents of the The Corinthian Condominium Association, Inc.

March 2022

## 5825 CORINTHIAN Condominium Assoc., Inc.

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5825CorinthianCondo

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### OFFICE HOURS

**Monday-Friday**..... 8:30 AM - 5 PM  
**Holidays** ..... CLOSED

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## FROM THE PROPERTY MANAGER

It is unknown to us if any of the 5825 Corinthian residents are affected in some way by the latest war in Ukraine. Whether this is the case or not, I sincerely hope and pray that the current situation gets resolved soon.

Our building staff continue to work on their regular duties. Please remember that **the Front Desk team** is the first line of building security. For this reason, the unit owners' information in the system is what they use to contact unit owners and residents. Updating correctly your contact information is essential and it can only be done by emailing the management office. Alejandro and I are the only ones with access to update. **Should you change your mailing address, telephone number, expect a guest, etc. please email the management office.**

We continue to receive complaints from a couple of unit owners about the laundry machines being dirty. **Our janitorial team** has a work schedule, where early in the morning they pass by each laundry room for all work to be done in there. During the weekdays, this includes wiping the laundry machines, cleaning under the rubber casquet and the lint holder. Once they pass by the laundry, they move to the other areas they are responsible to keep clean. Since we do not have the staff to spend the day only in the laundry rooms, we ask that you please as a courtesy to the other residents, take a few minutes to wipe the rubber gasket and collect the lint after each use.

**If you have a housekeeper doing your laundry, please share the information with that individual.** Your neighbors will appreciate the consideration. One last reminder, this week we also had a major complaint about 5 pairs of sneakers being dried in the dryer. It was the extreme noise and a concerned resident who reported the problem. Please inform your housekeepers of what they can, and they cannot do, so you can avoid damages to what serves the community.

We are currently working with PG Restoration Group to restore a concrete slab under a unit, which was listed under violation CBVC21000741. Although it is a small area, there are different components that extend the work time more than expected.

*Continued on page 2*

**Manager (cont. from page 1)**



I am sharing with you this informational piece prepared by the water environmental federation. It will be beneficial for all our residents to **get informed and practice how to properly dispose of FOG to avoid unnecessary plumbing expenses.**

A small leak was reported by the unit owner of 9K, where after our Chief Engineer and the building plumber investigated the section, we found the problem. The building riser in the kitchen area of unit 10K was punctured between the riser and the unit's kitchen pipe, which Castellon plumbing had to replace. The riser portion paid by the building and the pipe serving exclusively the unit paid by the unit owner. A couple of weeks ago we had done the yearly jetting of all kitchen drain lines. However, after the plumber cut the kitchen drain pipe, we observed inside a lot of grease buildup, so we will be preparing to conduct a "cleanup" of all the kitchen drain pipes.

It is important that the unit owners and residents understand and practice the correct ways to dispose of grease, so we can minimize problems with clogged pipes.

<p><b>Where does F.O.G. come from?</b></p> <p>Most of us know grease as the byproduct of cooking. Grease is found in such things as:</p> <ul style="list-style-type: none"> <li>• Meat fats</li> <li>• Cooking oil</li> <li>• Shortening</li> <li>• Butter and margarine</li> <li>• Food scraps</li> <li>• Sauces</li> <li>• Dairy products</li> <li>• Baking goods</li> </ul> <p>Too often, grease is washed into the plumbing system, usually through the kitchen sink. Grease sticks to the insides of sewer pipes both on your property and in the streets. Over time, the grease can build up and block the entire pipe.</p> <p>Home garbage disposals do not keep F.O.G. out of the plumbing system. These units only shred solid material into smaller pieces and do not prevent F.O.G. from going down the drain.</p> <p><small>Information provided by Water Environment Federation</small></p>	<p><b>What We Can Do to Fight F.O.G.</b></p> <p>You can help us fight F.O.G. and keep it out of our sewer lines by disposing of it properly.</p> <ul style="list-style-type: none"> <li>• Never pour grease down sink drains or into toilets.</li> <li>• Scrape grease and food scraps from trays, plates, pots, pans, utensils, grills and cooking surfaces into a metal can or your kitchen trash.</li> <li>• <b>If you have grease left in a pot or skillet after cooking, let it cool and then pour into a metal can. When the can is full, simply throw it in your kitchen trash.</b></li> <li>• <b>Do not put grease down garbage disposals. Instead, put baskets/strainers in sink drains to catch food scraps and other solids. Empty the drain basket/strainers into the trash for disposal.</b></li> </ul>	<p><b>Holiday Turkey Frying Facts – What to do with your leftover oil</b></p> <p>Disposing of gallons of fryer oil can seem overwhelming. What do you do with it all? Pouring it down the kitchen sink or storm drain is simply asking for a clogged pipe. Instead, choose one of the following options:</p> <ul style="list-style-type: none"> <li>• Cool and strain out any particles. Use a small funnel to pour oil back into the original container for reuse. Oil can be kept for up to six months and reused for up to six hours of fry time.</li> <li>• The best way to dispose of used cooking oil is to recycle it. Ask one of your favorite restaurants if they will take it from you and recycle it.</li> <li>• Mix it with unscented kitty litter, sawdust or sand to solidify the oil. Avoid scented or disinfectant types of kitty litter as they can react with the oil and cause a fire.</li> <li>• Soak up excess oil with newspaper and then place it in the trash.</li> </ul>

Finally, this is what **our janitorial & maintenance team** have been working on:

- The wall was repaired, and a door closer was installed in the small package room door to avoid damages to that wall.
- Someone had vandalized the lock on the A/C thermostat box in the fiesta room, so it was replaced.

**Manager** (cont. from page 2)

- The A/C switch for the service door was replaced.
- The outlet covers in all the corridors have been tighten.
- The main lobby double door closer was reported loose, so it has been repaired.
- An inactive PVC pipe that was attached to the exterior pool deck wall facing South was removed from the pool deck area.
- Both 2<sup>nd</sup> floor female restroom toilet seats were replaced.
- The damaged light socket in the PH1 A/C closet has been replaced.

The damaged soap dispenser in the gym men’s restroom has been replaced.

- Finished cleaning the hallway lights.
- Cleaned behind all laundry equipment.
- Cleaned the storages.
- Hosed the pool deck and the mezzanine and restaurant windows.
- 12th Floor laundry drain was vacuumed to remove the stagnant water and placed back again.
- Paddle Board/Kayak racks have been installed in the maintenance room to hold paddle boards.
- Replaced damaged and corroded panic bars and lever trims in floors 6<sup>th</sup> East, 4<sup>th</sup> East, 3<sup>rd</sup> South.
- The pool system was checked and cleaned for the acid and chlorine dispensers to work properly.
- The LCD panel displaying the 15<sup>th</sup> floor on the passenger elevator has been replaced.
- Management office is in process of being painted.
- Pest control serviced the floors PH2 to 9<sup>th</sup> and all common areas.
- Cleaned all the recycling tanks inside the laundries.
- Cleaned and hosed the ground floor garage.

- The men’s sauna has been fixed and a sign placed with instructions, so the malfunctioning is not caused again.
- All common areas air filters were replaced in the building.
- Painting of the management office continues as time allows.
- Laundries light bulbs were replaced in floors 3rd, 9th, 11th.
- 9<sup>th</sup> floor laundry dryer vent was adjusted and secured.
- Machine room exhaust vents to the 2<sup>nd</sup> floor parking deck were scraped, patched and repainted in red.
- Garage exit gates and sensors were lubricated and adjusted.
- 2<sup>nd</sup> floor east exit door got the push bar replaced.
- All exterior doors, locks, and closers were lubricated.

- 5<sup>th</sup> floor corridor was repainted where needed.
- The fire water valves in the roof were cleaned and repainted.
- The main water pump was also cleaned and repainted.



*Continued on page 4*





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Manager (cont. from page 3)



Continued on page 5



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**Manager (cont. from page 4)**



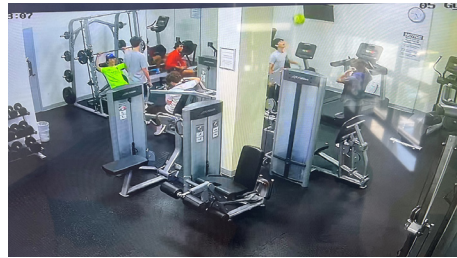
**GYM & POOL DECK USE**

Please remember that the gym is for the exclusive use of the unit owners and residents. People who do not live in the building and guests are NOT ALLOWED to use the facility. If you

have teenagers, please explain to them the building Rules, as you are the responsible party for any damages or violations.

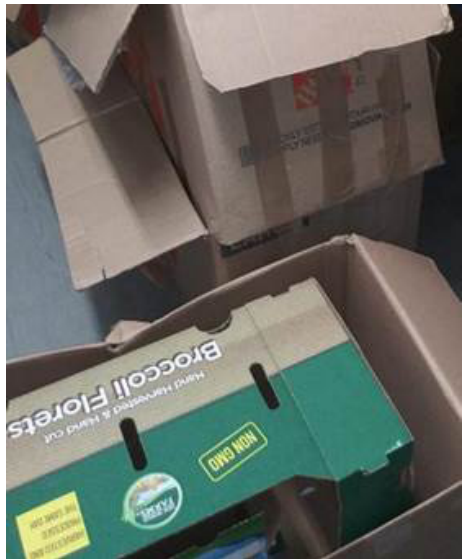
No ball playing or other physical games are allowed in the pool or pool deck. We have residents on the second floor and a lot of glass windows around the area. For this reason, please explain to your children that ball playing on the pool deck is not allowed.

Your cooperation will be greatly appreciated.



**BOXES DISPOSAL**

We continue to have problems with people leaving a bunch of boxes in the laundries. When disposing of **boxes, those must be broken down and neatly set under the laundry tables.** If you have large boxes, please take them to the ground level trash room to prevent anyone tripping on them and getting injured. If you have a housekeeper, please explain to that employee how to properly dispose of your boxes. This is not acceptable, as it is a violation to the rules, and it caused a major inconvenience to the other residents on the floor. We kindly ask you to please follow the rules and respect the other residents in the building.



**LAST REMINDER**

On the last Board of Directors meeting held on December 16, 2021, the board unanimously approved the “electronic voting resolution” prepared by counsel.

**Why was electronic voting considered?**

The main reason is to increase membership participation in a legal way and utilizing today’s technology and ensuring integrity in the voting process. It also reduces the labor and time involved in tallying paper votes.

*Continued on page 6*



# It's the Luck of the Ear-ish!



Melanie Plotkin, HAS | Javier Benitez, HAS, BC-HIS



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"Mom went for a check up this morning and she is very happy with the results! Great experience with Javier and the very friendly staff! Very knowledgeable and professional audiologist technician who gave us good and clear guidance on the next steps. Thank you and see you next time!" - **D. Maslennikov**

"Melanie has been my Hearing Aid Specialist for many years. She is extremely capable and a very patient caring person. Claudia and Melanie are an excellent team, the office is welcoming, well organized and patient oriented. A very grateful patient." - **F. & S. Goldin**



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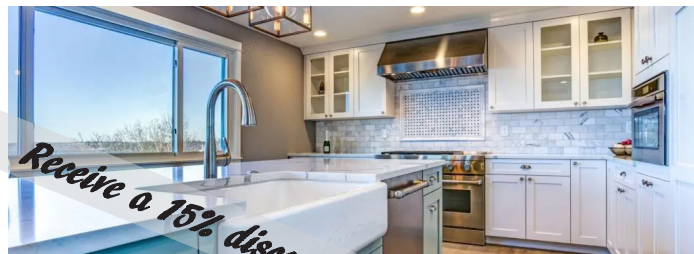
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