



# 5825 CORINTHIAN CONDOMINIUM

Volume 6 Issue 5

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

January 2026

## 5825 CORINTHIAN Condominium Assoc., Inc.

5825 Collins Avenue  
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5825CorinthianCondo

### ASSOCIATION OFFICERS

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**Treasurer** ..... Mirna Serrano  
**Secretary**..... Scott Bennett  
**Director** ..... William Manso  
**Director** ..... Dianne Beal  
**Director** ..... Agustin Colombano

### PROPERTY STAFF

**Managed By:** . First Service Residential  
**Manager** ..... Alex Comesana  
Gm@5825corinthian.com  
**Admin Asst** ..... Claudia Aparicio  
Admin@5825corinthian.com

### IMPORTANT NUMBERS

**Main** ..... 305-865-3506  
**Fax** ..... 305-865-3508  
**Front Desk**..... 305-866-6666  
**24-hour Cust. Care** .. 866-378-1099

### OFFICE HOURS

**Monday-Friday**..... 9:00 AM - 5 PM  
**Holidays** ..... CLOSED

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## MANAGEMENT REPORT

### ADMINISTRATIVE ASSISTANT WEEK SUMMARY ITEMS:

- PROCESSED PAYMENTS FOR FOBS, DECALS, AND VALET STAMPS
- CHECKED MAIL FOR INVOICES AND SENT TO BE PROCESSED
- COLLECTED AND PROCESSED MAINTENANCE PAYMENTS
- SENT OUT EMAIL BLAST TO INFORM BUILDING ON REPAIRS
- POSTED ON CALENDER UPCOMING DELIVERIES
- FILED AWAY PROCESSED FEE RECEIPTS
- CONTACTED MAINTENANCE FOR WATER LEAKS



## REMINDERS

### Certificate of Insurance (COI)

All vendors, contractors and delivery companies must present the company's COI to the Management office prior to any delivery or commencement of any work. Please contact the management office at [admin@5825corinthian.com](mailto:admin@5825corinthian.com) with any questions or if a sample COI is needed.

**Please make an appointment to reserve the service elevator if you are going to make any deliveries. This will ensure that your contractor(s) is not waiting for the service elevator if there is a moving in/out.**

### Laundry Rooms

No trash is permitted to be left on top of the washing machines or garbage bags left in front of the trash chute on the floor. Please use the trash chute to dispose of your trash/garbage bags, do not put it in the recycling container(s) or on the folding table.

## Queen of the San Diego Zoo passes peacefully



Gramma the Galapagos Tortoise has passed away at an estimated age of 141, after spending about 100 of those years at the San Diego Zoo.

Gramma was the oldest resident of the zoo.

Gramma was an old tortoise, but not the oldest. Naturalist Charles Darwin and latter day animal enthusiast Steve Irwin both cared for Harriet the Tortoise, who lived at least 176 years and died in 2006.

Gramma, cheerfully oblivious to the human chaos of two world wars and 20 new presidents during her lifetime, came to San Diego from the Bronx Zoo in about 1928.

Gramma's personality was described as sweet and shy.



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dredyaguerraddds@gmail.com  
**WWW.DENTISTSURFSIDE.COM**

# MAINTENANCE ITEMS

Maintenance started to paint the walls of the center stairs. The floors paint to follow.

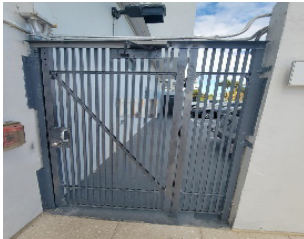


Maintenance repaired the upper deck gate leading to the pool deck. The door handle was replaced, and the locking mechanism was adjusted and lubricated.



corroded handle

new handle

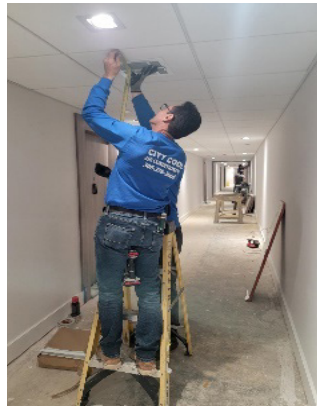


Fantasy Gate welded the garage entrance gate bracket back to the gate post. The bracket that holds the gate spring broke off.



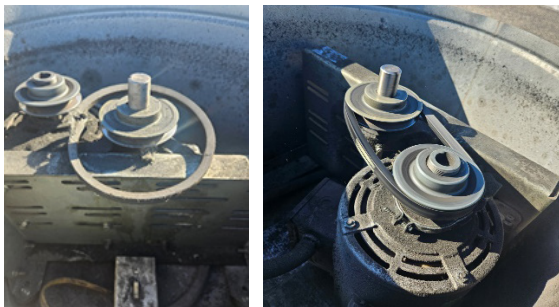
Broken gate bracket

City Cool replaced the sections of the old duct work for the new a/c diffuser from PH2 - 8<sup>th</sup> floor hallway new ceiling.



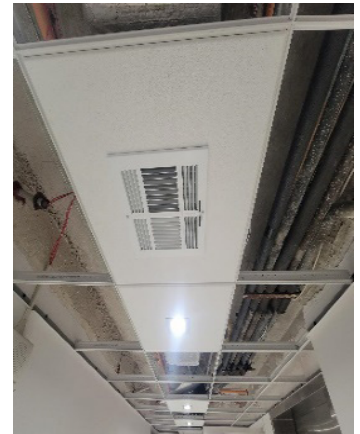
Old a/c diffuser

Maintenance replaced the broken exhaust fan belt from the bathroom A & F line. The exhaust fans were lubricated.



Broken belt

new



New a/c diffuser & connection

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The FSR associates got together for the monthly safety meeting for the month of January, which was held in both English and Spanish. See flyers in English and Spanish attached.

Safety Topic | January 2026



### Safety Attitudes and Behaviors



**Happy New Year!** The beginning of the year represents an opportunity to reset our focus on safety in the workplace and the behaviors that will keep us safe. What lessons did you and your team learn in 2025? Take a few minutes to reflect on any accidents or near misses you experienced and discuss them as a group. When we look back on accidents we were involved in, we are preparing ourselves to avoid these incidents in the future.

**\*Studies show that approximately 90% of workplace accidents are a result of unsafe behaviors or human error.** Studies also show that the types of behaviors that can prevent accidents include awareness, accountability, and open communication. What does this tell us? By practicing the behaviors that are known to create a safe environment, we are 90% more likely to avoid accidents.

**Let's explore 3 key principles that help to create a behavior-based safety culture:**

1. At risk behaviors lead to injury; this can include recklessness, poor time management and lack of awareness of surroundings.
2. Safe behaviors contribute to a safe work environment; this includes awareness, common sense, ownership, and open lines of communication.
3. Culture is influenced through attitudes and perceptions; this means that when we view safety as important and worth our attention, we are placing ourselves in a position of power.

Tema de Seguridad | Enero de 2026



### Actitudes y comportamientos de seguridad



**¡Feliz año nuevo!** El comienzo del año representa una oportunidad para renovar nuestro enfoque sobre la seguridad en el lugar de trabajo y los comportamientos que nos mantendrán seguros. ¿Qué lecciones usted y su equipo aprendieron en 2025? Destine algunos minutos para reflexionar sobre accidentes o accidentes potenciales que experimentó y discútalos como grupo. Cuando recordamos los accidentes en los que estuvimos involucrados, nos preparamos para evitar esos incidentes en el futuro.

**\*Los estudios muestran que aproximadamente 90% de los accidentes en el lugar de trabajo son resultado de comportamientos inseguros o error humano.** Los estudios también muestran que los tipos de comportamientos que pueden evitar accidentes incluyen conciencia, responsabilidad y comunicación abierta. ¿Qué nos indica esto? Al practicar los comportamientos que se sabe que crean un entorno seguro, es un 90% más probable que evitemos los accidentes.

**Exploremos los 3 principios clave que ayudan a crear una cultura de seguridad basada en los comportamientos:**

1. Los comportamientos riesgosos provocan lesiones; esto puede incluir imprudencia, gestión deficiente del tiempo y falta de conciencia de los alrededores.
2. Los comportamientos seguros contribuyen a un entorno laboral seguro; esto incluye conciencia, sentido común, responsabilidad y líneas abiertas de comunicación.
3. Las actitudes y percepciones influyen en la cultura; esto significa que cuando consideramos que la seguridad es importante y significativa, nos situamos en una posición de poder.

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