



WOODSIDE APARTMENT CONDOMINIUM NEWSLETTER

Volume 1 Issue 1

A Monthly Newsletter for the Residents of the Woodside Apartment Condominium Association

January 2026

WOODSIDE APARTMENT Condominium Association, Inc.

16950 West Dixie Highway,
North Miami Beach, FL 33160

ASSOCIATION OFFICERS

PresidentBeatriz Allende
Treasurer Scott Schleiffer
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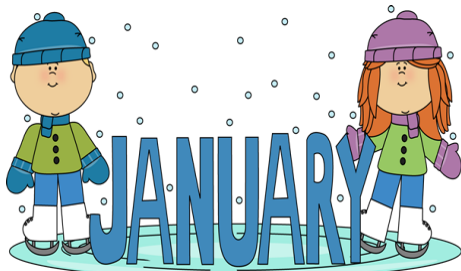
Managed By: First Service Residential
Property Manager Odin Porras
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OFFICE HOURS

Monday - Friday 9:00 am - 5:00 pm



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MESSAGE FROM THE PRESIDENT

Dear Residents,

Welcome to the first edition of **Tower Talk**. I know we have not always been able to keep everyone well informed about what is happening in the building, and I believe this monthly newsletter is the perfect way to improve communication.

Coastal is the company producing the newsletter, and they are doing it at no cost to the building. Their revenue will come from advertising paid by vendors or contractors.

Beginning **January 2026**, you will receive the newsletter by email. Coastal will also print a limited number of copies, which will be available at the main reception desk.

The goal is to keep you updated on all building matters, so let's begin:

50-Year Certification

The façade project is almost complete—remarkably, it finished **on schedule and within budget**. Some residents believe the project was delayed, so I'd like to clarify the timeline: although the original contract includes a set number of days, additional issues often appear during the work. These added items increase both cost and the time required for the contractor to complete the job. Even with these additions, our contractor will finish on time. In January they will finish all the exterior and then the missing details inside the units. Very few projects of this size meet both schedule and budget, so **kudos to Woodside**.

One of the project additions was replacing all the windows and doors in the Community Center. This means our entire building now has impact windows, which will significantly reduce our insurance premium when it comes up for renewal in May 2026.

Continued on page 2

Message from the President (cont. from page 1)

Key Fobs

We also introduced key fobs. Why? Because the same Medeco keys have been in circulation for more than 30 years. They were once impossible to duplicate—now they can be copied easily. Additionally, many previous owners and tenants kept their keys even after leaving the building.

Key fobs are not only more convenient but far **safer**. Before issuing them, we will verify all contact information, registered occupants, vehicles, pets, and rental contracts. Our goal is to prevent unauthorized residents and eliminate misuse of access.

Please help us by bringing all required documentation when picking up your new fob.

Fire Alarm and Fire Pump

This is a major project we must undertake to comply with Miami-Dade Fire Rescue (MDFR) and clear long-standing violations. We will keep you informed as the work progresses.

Irrigation

We are assessing our irrigation pumps, which still function but are extremely old and rusted. Once that evaluation is complete, we will move forward with replacing the entire irrigation system.

Paving

This project may take longer to begin, as we need to determine whether trenching the parking area for new piping will be required. We will update you as soon as we have more information.

Our manager and office staff as well as our maintenance and cleaning staff work very hard to keep Woodside Condominiums clean and in good working order while responding to resident's needs. Please help them to do their jobs properly by not leaving anything in the hallways and in any of the public areas that obstructs their ability to clean and effect repairs. It takes an effort from all of us to keep our community safe and clean, so please do your part to assist our staff in maintaining our building and grounds in a condition that we can all be proud of.

Also, we see on a regular basis and especially during the holidays, that there are a number of packages that accumulate either by the front entry doors or in the office waiting to be picked up. If the delivery people do not put your package by your apartment door but you still receive a delivery notification, please check one of those locations in a timely manner for your package. This will hopefully help to eliminate the piles of packages that are at once unsightly and a potential hazard for some of our residents and visitors with mobility issues.

I Hope you enjoy the newsletter. See you next month!

Best regards,

Bettina Allende, President of the Board

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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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RESOLUTIONS ARE AN ANCIENT TRADITION

If you are joining millions of Americans in making New Year's resolutions, you are continuing an ancient tradition. begun 4,000 years ago in Babylon. Around 2000 BCE, the Babylonian new year (called Akitu) was celebrated in mid-March, coinciding with the barley harvest and the spring equinox. During the 12-day festival, people made promises to the gods—mostly practical ones like paying off debts, returning borrowed farm tools, or being better citizens. If they kept these promises, the gods would supposedly favor them in the coming year.

The Babylonians also crowned a new king or symbolically reaffirmed loyalty to the reigning king, so resolutions often included pledges of loyalty. The practice evolved after that. Ancient Romans adopted it when Julius Caesar moved the new year to January 1 in 46 BCE (to honor Janus, the two-faced god who looks backward into the past and suggested reflecting on the past year and planning improvements).

Early Christians initially rejected the custom as “pagan,” but by the Middle Ages many used New Year’s as a time for spiritual reflection. “Watch Night” services, still held in some churches, today trace back to this. But, the actual phrase “New Year’s resolutions” first appeared in print in a Boston newspaper in 1813.

About 40–50 percent of American adults say they make New Year’s resolutions each year, according to YouGov. Only 8–12 percent of people report successfully keeping their resolutions for the entire year. In keeping with that reality, various days have been called "Quitters Day" -- with dates ranging from January 12 to 19, although some surveys suggest that people keep their resolutions until mid-February.

About 75 percent make it the first week, and 46 percent make it past six months, according to University of Scranton research).

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