

NEWSLETTER

Volume 7, Issue 1

March 1, 2011



Professionally Managed by Action Property Management

BOARD OF DIRECTORS:

Cal Zissel, President
Mark Guitarini, Vice President
Jim Linna, Secretary
Dennis Gerardi, Treasurer
Vic Bianchini, Director

NEXT BOARD MEETING:

March 17, 2011, 6:00P.M.
In the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 4:30P.M.
Building: 1st Friday @ 8:00A.M.
Landscape: 4th Thursday @ 4:00P.M.

UPCOMING EVENTS:

Coffee in the Lounge
Saturday, April 2nd 9:00A.M.
Cheeseburger in Paradise Poolside
Saturday, June 18th
2nd Annual Martini Party Poolside
Friday, August 19th

BOARD MEETING HIGHLIGHTS:

RADIO REPEATER INSTALLATION

The Board approved a proposal from Eagle Communications to install a radio repeater antenna located in the garage level to improve radio communication between the front desk, patrol, maintenance and management. Also included in the proposal is the installation of four antennas to improve the radio reception throughout the building.

CLEANING DRYER VENTS & EXTERIOR WINDOWS

The Board approved a proposal from Elite Structural Services for the cleaning of the unit dryer vents from the exterior of the building as well as exterior window washing. Please see more information continued on following page under "Clean Windows...and Clean Dryer Vents."

OPEN FORUM DISCUSSION: LOUNGE RENTAL

A question was raised from the floor regarding the rental requirements for the Lounge. It was reiterated that to reserve the Lounge for exclusive use, the resident must pay a \$100.00 fee and submit a refundable \$250.00 security and cleaning deposit. The resident is also required to fully clean the Lounge, returning it to the condition they found it in, after the rental.

Full information on the Lounge rental requirements is available in the Rules and Regulations document as well

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as on The Grande South's website under Documents/ General Documents/ Lounge Rules and Reservation form.

To reserve the Lounge for your own private party, please contact the Front Desk at (619) 236-1122.

CLEAN WINDOWS...AND CLEAN DRYER VENTS!

Yes, we are coordinating a multi-task project where we will be cleaning the exterior side of the windows...BUT FIRST, we will be cleaning out all of the individual dryer vents from the exterior side of the building.

The dryer vents will be cleaned from the outside of the building first. The vent hoods will be repaired as needed and caulk sealed to further prevent water intrusion and damage in the units. This is only a temporary fix until later this year when we can permanently repair the vent hoods based on the outcome of the pending SB-800 case. The windows will be cleaned immediately following the vent cleaning.

Watch for additional information!

KEY FOB AUDIT

How many key fobs do you have? Did you know there are roughly 1,350 fobs floating around out there?

We are reviewing the entire list of active fobs and, for the security of our residents; we will be deactivating any key fobs and garage door openers that are assigned to past tenants and/or owners.

PLEASE, if you have purchased a fob from another owner/tenant or if key fobs or openers have come into your possession in any other way and are NOT currently assigned to your unit, PLEASE get them registered at the front desk prior to March 15, 2011. Thank you!!

Additionally, if you have lost FOBs or are in possession of dead FOBs, please assist us in cleaning up the database by notifying the Front Desk staff.

ONGOING BUILDING MAINTENANCE

There are many upcoming projects that will be completed as the year progresses. Baseboard repair and replacement; cooling tower work; water softeners back on line and the train station pergola wood treatment just to name a few.

Thank you in advance for your patience and cooperation during these times. We are working hard for you to catch up on outstanding or deferred projects as well as initiating new projects in an effort to maintain and improve this luxury resort style living at The Grande South!

WATER DETECTION DEVICES

The Grande South is proud to offer each resident an in home water detection service. Inside your unit are six or seven water detectors, depending on your floor plan, and

one base station. It is important to understand the system and the procedures set in place by the Association. These procedures have been adopted to ensure that the system is operating at a peak level. Do not detach the water detection devices—this can cause many problems including a flood! If you have any questions on how these devices operate or how to silence one, in the event of a non-emergency alarm, please contact Management or the Front Desk.

ASSESSMENT PAYMENTS

Did you know that Action Property Management offers several convenient ways to pay your Homeowner Assessments? Simply become a registered user on the www.myActionLife.com website today and start enjoying all the features and benefits that can make paying your assessments easier. Be sure to have your account number on hand and click on "Create Account" to register.

ON A PERSONAL NOTE...

I would like to take this opportunity to thank everyone for your warm welcome to The Grande South...and to San Diego.

I truly appreciate the difficulties and challenges of transitioning to a new management company from an owner's/resident's perspective. Human nature does not normally welcome change. I hope that we have made your transition to Action Property Management a smooth one and will continue to work hard to make residing at The Grande South a quality living experience.

Devon and I thank you all for making us feel welcomed. Your kind words and strong support of our work here is greatly appreciated.

Thank you sincerely,
Tom Freeley, General Manager

MANAGEMENT CONTACT INFORMATION

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