

NEWSLETTER

Volume 7, Issue 2

April 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:

April 21, 2011, 6:00P.M.
In the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 4:30P.M.
Building: 2nd Friday @ 8:00A.M.
Landscape: 4th Thursday (every 2 months) @ 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:

CC&R and BYLAW AMENDMENT

The amendment is nearing completion and will soon be sent to the association's legal counsel for final review and approval prior to forwarding to all homeowners.

USE OF LOBBY FOR PET INGRESS/ EGRESS

The Board discussed the rules revisions regarding access in and out of the building through the lobby for pet owners, specifically dog owners. Board consensus was to send the issue to the Rules Committee for review after final revisions are made to the amendment.

COMMUNITY ENTRANCE LIGHTS

A proposal to update/ replace the community entrance lights in the Center Island was presented at the February Board Meeting. As the financial responsibility of work completed in the Center Island belongs to both The Grande South and The Grande North, the proposal has been sent to The Grande North for their consideration and is pending Board review.

CLEANING DRYER VENTS & EXTERIOR WINDOWS

Management presented an update on the progress of the window washing and dryer vent cleaning project currently underway. As announced in last month's newsletter, we are in the process of coordinating a multi-task project in which we are cleaning the exterior side of the windows and cleaning out all of the individual dryer vents from the exterior side of the building.

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Safety is one of our highest priorities. As you may have noticed, the window washing/dryer vent cleaning project stopped. This was due to safety concerns related to the swing stage. Parts have been ordered, the stage will be recertified for safe use and the project will re-commence again within the first week or so of April.

Please contact Devon Miller if you would like a copy of the Minutes sent to you via e-mail.

FIRE SPRINKLER INSPECTION

For the safety and well being of all of our residents, and in compliance with City and State fire codes, the association must conduct annual fire sprinkler inspections in each unit. The tentative schedule is as follows: April 13th–15th in-unit inspections for floors 1-10; July 13th–15th inspections for floors 11-20; October 10th–12th inspections for floors 21-30 and January 2012 inspections for floors 31-39.

These are MANDATORY inspections required by the fire code. The inspections consist of visual inspections of the sprinkler heads in each unit. The inspections will only last a couple of minutes per unit. Each unit will be notified as we get closer to the dates of the floor inspections. The contractor will be accompanied by security patrol staff if you are unavailable to be home during the inspection. Thank you in advance for your assistance in a smooth process to comply with code.

TRASH CHUTE REMINDER

Please be courteous to your neighbors and the building staff and take note of the restrictions on what may be put down the trash chutes. We have recently experienced clogging of the chutes from the disposal of items such as large boxes. This causes, as many residents may attest to, a very stinky situation on the floors it affects. Thank you for your cooperation!

Complete Trash Regulations may be found in Section 8 of the association's Rules and Regulations document; some highlights are as follows:

Section 8, a) "...disposable items are to be securely wrapped and contained in sturdy and manageable plastic bags and placed in the trash chute located on each residential hallway."

Section 8, c) "Do not attempt to deposit boxes or any other oversized item into the trash chute. If an item does not easily fall through the trash chute door and into the chute, do not push or otherwise force it in."

QUIET ZONE IMPLEMENTATION

As residents of The Grande South, you are likely aware of the Downtown San Diego Quiet Zone Project. The federal rules governing the implementation of "Quiet Zones" apply to public right-of-way railroad

crossings that include vehicles and pedestrians. The San Diego Quiet Zone consists of 13 public right-of-way railroad crossings that are in the downtown Centre City Redevelopment Project Area.

According to recent information from the CCDC, the Quiet Zone should be in affect by February 2012. If you are interested in learning more, please visit the website at www.paradiseinprogress.org.

EMBARCADERO PORT MASTER PLAN

There has been a lot of buzz lately about the Embarcadero. While this looks to be a wonderful waterfront park area, there has been some concern among residents in The Grande South, and in fact all of the surrounding condominium buildings, related to the location of a proposed Youth Hostel, which is currently planned to be located directly across the street from The Grande North.

We encourage our residents to visit the Unified Port of San Diego website at www.portofsandiego.org or visit their offices at Port of San Diego Administration Building, 3165 Pacific Highway (619) 686-6200 to learn more about this proposed plan and avenues to voice your opinions. The Grande South may be sending periodic email blasts related to this topic.

NEW WEBSITE

Did you know? The Grande South has a new website! If you have not yet had a chance to visit, please do. The address is www.thegrandesd.org.

On the website you can log-in to your homeowner account to pay bills, view and print association documents, update your contact information, view Guest Suite and Lounge rental availability, see a calendar of community events, e-mail your manager, submit work orders and more!

MANAGEMENT CONTACT INFORMATION

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www.thegrandesd.org

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