

NEWSLETTER

Volume 7, Issue 4

June 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:

June 16, 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:

Cheeseburger in Paradise Poolside
Saturday, June 11th - 5:00-7:00P.M.

2nd Annual Martini Party Poolside
Friday, August 19th

Christmas Party
Saturday, December 10th

BOARD MEETING HIGHLIGHTS:

SECURITY SERVICES PROPOSALS

In our continuing effort to provide the residents of the Grande South with the best quality service and protection, management felt it necessary to provide the Board with other security/patrol company alternatives.

The Board was presented with proposals from six (6) security companies. After extensive review of the proposals and interviewing company representatives, in the May 2011 Open Session Board Meeting, the Board of Directors voted to award the patrol service contract to Heritage Security Services.

Over the last few years Heritage Security Services has improved their infrastructure by providing electronic patrol staff tracking mechanisms, streamlining reporting capabilities to management and updating their staffing oversight process. We are hopeful that a few of the existing patrol staff will transition to the new company, whose service will take effect July 1, 2011.

USE OF GARAGE COMMON AREA ELECTRICITY

A concern was presented regarding the association's liability for residents accessing common area electricity outlets to charge vehicle components. The Board of Directors requested that management inspect the garage and notify any resident utilizing common area electricity to provide management with information on the component(s) that are using said electricity outlets. The Board will then properly review the liability for such access and decide on a policy moving forward.

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

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BUILDING MAINTENANCE PROJECTS:

IN-UNIT HVAC SERVICING

The annual servicing of the individual HVAC units has been scheduled to commence on Tuesday June 7, 2011. The project will take roughly five weeks to complete. Each unit is being notified of the scheduled date for access into your unit or that information may be obtained at the Front Desk for your convenience. This is an annual preventative maintenance service that the association sponsors in order to minimize potential leaks from the HVAC system that could damage your unit, or neighboring units unnecessarily. Please see the flyers posted around the building for additional information.

TRAIN STATION TRELIS REFINISHING

The train station platform trellis adjoining the Grande South is expected to be stained during the month of June. The date is pending approval of a flag man that is required by Amtrak for any work being done on the platform. We will post notices once the start date has been confirmed in order to keep you informed of the progress.

SOCIAL COMMITTEE:

CHEESEBURGER IN PARADISE POOLSIDE PARTY

Please take note of the revised date of The Grande South Social Committee's Cheeseburger in Paradise poolside party!

The event will now be held Saturday, June 11, 5:00-7:00p.m. Be sure to join your neighbors for fantastic cheeseburgers and the famous Grande South margaritas—beer, wine and other beverages provided also. All guests must be at least 21 years of age.

CONCIERGE & SECURITY PATROL SERVICES

The Grande South is very pleased to offer front desk/concierge services as a valuable amenity to our residents between the hours of 7:00A.M. –11:00P.M. seven days a week! Our staff is happy to assist you with making reservations at nearby restaurants, calling a cab, reserving the Guest Suite or Lounge, issuing Guest Parking Passes, retrieving delivered packages, administering key distribution and controlling guest and vendor access to the building among many other services. Wow!

When front desk staff is unavailable during the hours of 11:00P.M.-7:00A.M. (the "Night Shift"), a security patrol officer is stationed at the front desk. This officer's responsibility is limited to monitoring and controlling access to the building for residents and their guests. Unfortunately, the officer is NOT trained or authorized to facilitate any front desk services during this time. Please plan accordingly and understand that we are committed to maintaining the association with the highest level of service and very much want to accommodate your requests in a most effective and efficient manner. One way of assuring this is by being certain that those requests are addressed by appropriately trained and authorized staff. We thank you very much for helping to make The Grande South a wonderful living experience.

PREFERRED VENDOR CONTACT INFORMATION

Are your doors sticking?...Water pressure low?...Shades broken? Did you know that the front desk can refer to you vendors and contractors you may need that are already familiar with The Grande South building? Most of the maintenance issues residents experience inside their units cannot be addressed by management or building maintenance as they are the owner's responsibility; however, we do know who can help!

If you need a referral for a service, please call the front desk and explain the situation—the majority of the time we can provide vendor contact information to make the maintenance of your unit easier for you. Please note that the association does not recommend any vendors over others in the community—the companies whose contact information we provide are simply vendors we know other residents have used and are happy with their work.

POOL AREA REMINDER

Although the city will inevitably experience San Diego's usual "June gloom," summertime is here! We have noticed many more residents using the pool area, in an effort to make the use of the amenity enjoyable for all, please be reminded of a few important rules:

- *No glassware of any kind is allowed in the pool area. Containers of an unbreakable nature will be allowed provided they are disposed of in the appropriate manner.*
- *Children under age 14 must be accompanied by a parent or responsible person at least 16 years of age, in swimming attire. Children under 7 years of age or less than four feet tall must be accompanied by a parent or responsible person, in a swim suit, at all times including in the water, on the deck and in the restroom.*
- *The use of the pool is expressly limited to residential owners, tenants and their invited accompanied guests. Each unit is limited to a total of four (4) guests, at any given time.*
- *If you move any of the pool furniture, please return it to its original location when finished using the facility.*

Thank you for your cooperation!

MANAGEMENT CONTACT INFORMATION

The Grande South website:

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