

NEWSLETTER

Volume 7, Issue 5

July 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:

July 12, 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:

2nd Annual Martini Party Poolside
Friday, August 19th

Harvest Blend Mixer
Saturday, October 15th

Christmas Party
Saturday, December 10th

BOARD MEETING HIGHLIGHTS:

SOCIAL COMMITTEE EVENTS

During Open Forum, a homeowner thanked The Grande South Social Committee members for their hard work to make the Cheeseburger in Paradise Party a success. Be sure to mark your calendar for the upcoming 2nd Annual Martini Party Poolside on August 19th!

USE OF GARAGE COMMON AREA ELECTRICITY

As a follow up to last month's discussion regarding the use of common area electricity, the Board discussed the topic at length. The Board directed management to remove all connections to common area electricity immediately and require requests for temporary approval of electric vehicle charging on a month to month basis be submitted to management until a policy is made regarding the issue.

The Board also agreed to move forward with a draft policy that will be sent to the Rules and Building Committees as well as the association's attorneys for recommendation.

WATER SOFTENING SYSTEM

An extensive report and discussion regarding water softening in the building took place. Management reported on aspects of the system, history of the past use of water softening in the building, current recommendations from industry experts, necessity of the system and options for the type of water softening systems that may be used. The Board requested that management obtain bids to move forward with reinstating a water softening system in The Grande South.

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BUILDING MAINTENANCE PROJECTS:

IN-UNIT HVAC SERVICING

We are close to completion of this project. You will or have already received a letter from us IF your HVAC unit or toilet was experiencing any problems and requires any additional servicing.

As a reminder, if your HVAC unit has not yet been serviced, please make sure that ALL items are moved away from the unit. Please make note that in many of your homes, the HVAC unit is located in the hallway closet. For your safety and privacy, the technicians are instructed NOT to move any of your personal items. If the HVAC unit is inaccessible then the technician will leave a note to that affect and the visit can be rescheduled at a time that is convenient, at the unit owner's expense.

A current schedule for the servicing is posted on all bulletin boards and is available at the front desk. Please contact the management office with any questions.

PARKING GARAGE CLEANING

As you have likely noticed, in the past couple months, management has posted a schedule for the monthly cleaning of the parking garage. Please make note that if your car is not moved on the day of your space's scheduled cleaning, the spot cannot be cleaned. However, if you would like to reschedule another time, we will be happy to accommodate your request given sufficient notice. Please contact the front desk with such requests.

4TH OF JULY—POOL SAFETY

On behalf of the Board of Directors and the entire staff at The Grande South, we wish you and your families a very happy, healthy and safe Independence Day weekend!

To help assure a safe environment in and around the pool this holiday weekend and every weekend, please be reminded that *GLASS is prohibited in the pool area*. The security staff is here to ensure that you and your guests are able to enjoy a fun and safe environment this holiday weekend. Please help them and your fellow neighbors by following the pool Rules and Regulations. The full rules as they apply to the pool area are available on the home page of The Grande South website and in the Rules and Regulations governing document.

MOVING IN & OUT

In order to maintain the high standards of The Grande South, ALL move in/out processes must be planned in advance with the Concierge. Adequate scheduling allows better coordination for the use of the common areas/elevators, prevention of damage to the carpets and beautiful marble tile floors in the building and the assurance that your move is executed as efficiently as possible.

Please be reminded that without the resident completing all requirements, management cannot allow a move to take place. Additionally, ALL moves (in or out) must provide appropriate floor protection. To review complete move requirements, please contact the Concierge or you may also view the Move Guidelines in the Documents/ General Documents section of The Grande South website.

ASSESSMENTS

As a reminder, assessments are due on the first (1st) of each month. The Association has numerous financial obligations that must be met each month and relies on the timely payment of assessments to accomplish this financial liability. Please contact the front desk to receive a copy of a Direct Debit (ACH) form if you wish to arrange for your assessments to be removed from your preferred bank account on time each month to avoid the possibility of late and related collection fees.

DRYER VENTS

Did you know that your individual dryer vent has an independent lint catch basin next to the dryer? Please remember to clean out your individual lint catch basins!

If these are NOT cleaned out regularly it will cause condensation in the dryer ducts and your dryer will not operate properly. Please take the extra minute to keep this catch basin clean.

SECURITY SERVICE CONTRACT

In a 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 security/patrol company alternatives. In the May 2011 Open Session Board Meeting, the Board of Directors voted to award the patrol service contract to Heritage Security Services. The new contract will commence on July 1, 2011.

We are looking forward to a streamlined method of security patrol and the addition of new staff members to The Grande South. New security patrol officers include Stephen Cherry and Gerard Coops for day and swing shifts (7:00am-11:00pm) and Jimmy Diggs, Gerry Dillard and Kam Patel for grave shifts (11:00pm- 7:00am). Happily, current security supervisors Jim Smith and Veronica Cook have transitioned to Heritage Security Services and will continue work in the building on day and swing shifts. Please join us in welcoming our new security staff.

MANAGEMENT CONTACT INFORMATION

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