
NEWSLETTER

Volume 7, Issue 6

August 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:

August 18, 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:

PROCESS SERVING POLICY

The heightened level of security and privacy for residents of The Grande South is a valuable feature of living in this luxury setting and maintaining that element is of the utmost importance to building management and the Board of Directors.

In an effort to keep residents informed of protocol relating to that privacy and security, the Board reviewed and approved a policy pertaining to procedures The Grande South staff as well as process servers must follow when process servers are on site attempting to serve residents with legal documentation. If you are interested in viewing the adopted policy, please contact the management office at (619) 236-1122.

HALLWAY BASEBOARDS

The Board of Directors was presented with alternatives for replacing, either in part or entirely, the hallway baseboards throughout the building. The Board weighed many factors relating to the issue and took into consideration comments from homeowners. All members agree that the replacement is a necessity, but have decided to not move forward with the project at this time.

OPEN FORUM

During open forum, the topic of the pool and spa area use was raised. Please be reminded that the pool and spa area rules will be firmly enforced in order to maintain a pleasant and safe recreational environment for all residents.

In the event a staff or security patrol officer observes a rule is not being followed, that person will notify the responsible

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resident of the rule. This is considered a friendly warning, and if that resident complies, no further action will be taken. If, however, the resident does not comply, the security staff will continue to advise the resident of the violation and must then notify building management of the incident for Board action. It is never the desire of management or the Board to resort to these measures, but it is their duty to uphold the governing documents of the community.

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

BUILDING MAINTENANCE PROJECTS:

ELEVATOR REVITALIZATION

We will be completing the revitalization (NOT renovation) of one of the elevators shortly as a test of the contractor's service and ability. Once that is done and approved, then we will continue to the remaining elevators in an attempt to put the condition of the elevators back where they belong...pristine condition.

Watch for the work! We apologize in advance for the obvious inconvenience of having one elevator unavailable during the time of the service and thank you in advance for your patience.

PAINTING

As always, we continue to attend to the maintenance and beautification of the grounds and common area of The Grande South. Throughout the next couple months several painting projects will be taking place on property. Please be aware of the upcoming work and take note of the wet paint notifications posted where applicable.

LOST & FOUND

Have you forgotten your swim goggles by the pool? Left your sunglasses in the lobby? You may be in luck!

The Grande South has a Lost and Found full of items left behind by residents and guests. Lost and found items are held for 30 days before they are disposed of, so if you are missing an item, give us a call! We just may have what you are looking for. Additionally, if you happen to find a lost article, please be so kind as to turn it in to the Concierge.

DOGS

Seriously? Please say you do not let your dog urinate on the entrance trash bin or flower pots...or on the front entrance planter box wall...or for heavens sake in the lobby or elevators!

Well...believe it or not it happens! We are holding those pet owners accountable for this unsanitary conduct! It also has a negative effect on all pet owners in the building. You know...the "one bad apple" scenario.

PLEASE have some common courtesy for our fellow residents and guests of the luxury Grande South and "Curb Your Pet" to avoid the administrative headaches of hearings and possible/probable fines! We thank you in advance for your assistance in maintaining a quality living experience here at The Grande South.

USPS REQUEST

The Grande South has 221 units, meaning there are also 221 mailboxes in the mail room. That is a lot of mail to keep track of!

When placing orders, updating your address on various accounts and writing the return address on outgoing mail please make sure to include your unit number! Without doing so, it is easy for mail to get lost. Our regular mail carrier, Leona, and the front desk staff do their best to make sure the mail is delivered correctly, but quite often appropriate delivery information is missing.

SUMMARY POOL & SPA RULES

Following is a summary of the pool and spa rules. Please help us make your pool and spa experience enjoyable by following the Grande South Pool Rules.

- *No Lifeguard—use the pool and spa at your own risk*
- *No glass anywhere in the pool area*
- *No flotation devices in the pool area*
- *A limit of four (4) guests per unit (in addition to the unit residents)*
- *Respect your neighbors—no loud music, noise, pets of any kind, nudity or indecent conduct*
- *Children age 7 and under must be accompanied by an adult at all times in the pool/spa area*
- *Children age 8 to 14 must be accompanied by a responsible person age 16 or older*

This is a summary only! A complete set of the Pool and Spa Rules and Regulations of the Grande South HOA are listed in the Rules and Regulations document and can be provided upon request at the front desk.

MANAGEMENT CONTACT INFORMATION

The Grande South website:

www.thegrandesd.org

Tom Freeley, General Manager:

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Devon Miller, Assistant Manager:

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