

NEWSLETTER

Volume 7, Issue 7

October 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:

October 20, 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 SOCIAL EVENTS:

Party Planning Get-together!
Thursday, October 6th

Come help the Social Committee plan parties!
In Conference Room. *Wine and snacks served.*

Wine & Cheese Tasting
Saturday, October 8th

Christmas Party
Saturday, December 10th

IMPORTANT UPCOMING DATES:

October and November are very busy months at The Grande South. Please make note of the following important dates as they pertain to you.

October 11, 2011-Meet the Candidates Night

6:00p.m. in The Grande South Lounge

The Grande South Annual Meeting is quickly approaching with three Board Member seats up for election. Come down to meet the prospective members with any questions about issues important to the association and enjoy some pizza and wine with your neighbors!

October 12, 2011-Budget Review Town Hall Meeting

4:00p.m. in The Grande South Lounge

The Grande South Finance Committee will hold a town hall meeting open to association members for review of the proposed 2011 budget.

October 17th-21st-State Mandated Fire Alarm In-Unit Sprinkler Inspections

October 18th-State Mandated Fire Alarm Audible & Visual Testing

The audible alarm tests can be pretty loud and obnoxious. We recommend that if loud noises will have a negative impact on you or your pets to please make necessary arrangements and be prepared.

October 24, 2011-Fall Window Washing Commences

November 17, 2011-Annual Meeting

5:30p.m. at The Holiday Inn on the Bay

Watch for your Annual Meeting notice and ballot to arrive in the mail soon!

November - A mandatory evacuation is being planned for the week before Thanksgiving. Please join us for a little pre-turkey day...turkey. Watch for more details!

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ANNUAL MEETING ANNOUNCEMENT

The Annual Meeting of The Grande South at Santa Fe Place Homeowners Association will take place November 17, 2011 with registration at 5:30 p.m. and CALL TO ORDER at 6:00 p.m.

**The Holiday Inn on the Bay
1355 North Harbor Drive, San Diego, CA**

Please watch for your Annual Meeting Notice and Ballot to arrive in the mail soon!

BUILDING MAINTENANCE:

PLANTER REPAIR & PAINTING

In our continued attempt to maintain The Grande South as a premier luxury property, we will be cleaning, repairing and painting the planter boxes in front of the townhouses along Pacific Highway commencing on Monday October 3rd. The work will be limited to the external side (Pacific Highway side) of the entrances.

Please use caution when entering and exiting the property during this time with the knowledge that there may be water and/or wet paint on the planter box walls and side walls along the entrance.

Once this project is completed we will coordinate with residents to access the Townhouse entranceways along Pacific Highway for an inspection to identify any necessary repair work on the stairs and/or external walls so we may proceed with any necessary repairs and painting of those entrances. This will be coordinated in advance. Thanks for your assistance and caution with this project.

BALCONY DEBRIS

Recently an increasing number of residents have unfortunately noticed trash, cigarettes, and various other debris accumulating or being dropped onto their balconies from their neighbors above them. The Grande South is a vertical community which requires that all residents consider those above and below them as neighbors. That means watching out for each other and respecting each other.

PLEASE be very careful to not leave loose items or trash on your balcony that may blow off onto your neighbors' balconies and certainly *be sure that you or your guests do not purposely drop items from your balcony*. Such action is a violation of the association's Rules and Regulations and any resident seen engaging in such activity will be held responsible for their actions.

PARKING VIOLATIONS/ TOWING

Oh Yes We Did...but we really don't want to!

Three vehicles were unfortunately towed in September for parking in "Reserved-No Parking" spaces in The Grande South garages. We don't want to be in a position of towing vehicles.

PLEASE...only use your individual parking spaces (deeded, rented or with other owner advanced permission) and do not park in common area driveways, spaces designated as Reserved, or anywhere in the driveways. We appreciate your assistance!!!

EMERGENCY KEY USE

For the safety of our residents and to minimize the impact of potential emergencies, such as water intrusion, The Grande South keeps an emergency key to access units in the building. Should an emergency such as a leak or flood occur in your unit when you are not home, rest assured we are prepared to use that emergency key to enter the unit and take action to prevent damage.

While we understand personal situations arise, please refrain from asking the Front Desk staff and the Security Officer on duty to use this emergency key to let friends, housekeepers, or deliveries into the unit. For your convenience, the front desk staff is available to hold keys between the hours of 7:00am and as late as 11:00pm for your friends, family members, and vendor's access as necessary.

For the security of all of our residents, we have purchased a new E-Key locking system that restricts access to the keys to authorized staff members. This will further restrict access to these keys for incidental access for non emergency purposes. Please help us secure The Grande South and limit the use of the E-Key system to what it is intended for...emergency access.

MANAGEMENT CONTACT INFORMATION

The Grande South website:

www.thegrandesd.org

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