



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 REGULAR BOARD MEETING:

January 19, 2012, 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 two months)
@ 4:00P.M.

UPCOMING EVENTS:

Super Bowl Party
Sunday, February 5th
In the Lounge at the Grande South

Assessment Amount Changes

As you may be aware, the monthly assessment amount occasionally changes at the beginning of each year, varying a couple of dollars upward or downward depending on which unit you own. This is a function of the formula dictated by the association's CC&R document and can occur even when the overall budgeted assessments do not increase.

Any change in your assessment amount will be reflected in the January statement of account you should have recently received. If you are currently signed up for ACH payments through Action Property Management, the amount debited from your specified account will be automatically updated. However, if you use an automatic Bill-Pay system through your bank, it is necessary for you to manually change your payment amount to avoid possible late charges or overpayment on your association account.

Please feel free to contact the onsite management office at the Grande South with any questions you may have or if you would like assistance signing up for ACH (automatic payments) through Action Property Management.

Board Member Election Announcement

The Grande South's Annual Meeting was held in November and the ballots for the annual Board Member Election were counted in December naming the 2012 Board of Directors. Shortly thereafter the Organizational Meeting was held to determine each Director's position on the Board and which committee each member will be liaison to.

Continued on page 2

IN THIS ISSUE

- 1 Assessment Amount Changes
- 1 Board Member Election Announcement
- 2 In-Unit Sprinkler Repairs
- 2 Holiday Decorations
- 2 Bicycle Storage Room Notice
- 2 Tree Disposal
- 2 Bell Cart Return

The results are as follows:

2012 Board of Directors

Cal Zissel, President
Mark Guitarini, Vice President
Jim Linna, Secretary
Dennis Gerardi, Treasurer
Vic Bianchini, Director

2012 Committee Liaison Positions

Finance Committee: Dennis Gerardi
Building Committee: Cal Zissel
Architectural Committee: Vic Bianchini
Social Committee: Jim Linna
Rules Committee: Mark Guitarini
Landscape Committee: Vic Bianchini

In-Unit Sprinkler Repairs

Now that the inspections have been completed, we will begin the second phase repair of sprinkler heads inside your units. We will contact you via flyer under your door and/or email once a schedule has been set for the repairs. These repairs are MANDATORY per the fire codes, not to mention they are part of a life and safety system that affects the entire building, not just individual units. The costs for some of these repairs will be borne by the unit owner. We do not know what those charges are going to be yet but will do everything we can to identify them prior to the repairs.

Holiday Decorations

Please be reminded that holiday decorations visible from outside the building or the common area of the building may be displayed until January 10th. Any units displaying decorations after that date will be subject to penalty for violation of the association's governing documents.

Thank you in advance for your cooperation!

FREE BICYCLES!!

Uhm...No. But now that we have your attention, please be aware that ALL bicycles that have been stored in the Association's bike room and have NOT yet been registered have been removed in order to make room for our residents patiently waiting to properly register their bicycle. The Association will only hold these bicycles for a short period of time before they are donated to a needy charity.

We encourage you to make sure your bicycle is currently registered if it is being stored in the bike room. Please contact the Front Desk today! Thanks!!

Tree Disposal

As the Holiday season comes to an end, many residents are asking how to dispose of their Christmas tree.

Large tree disposal bags can be obtained at the Front Desk. Please be sure to wrap your tree prior to removing it from your unit to prevent pine needle debris. **Trees may not be brought through the Lobby.** Once on the ground floor, please take the tree through the Service Corridor, located near the Fitness Area. For your convenience, a large tree disposal bin will be located in the trash area on the East side of the building.

Bell Cart Return

As you are likely aware, the Grande South purchased two new bell carts to make a cart available on each parking level and the ground floor for the convenience of all residents. Unfortunately, some residents routinely remove the carts from their proper locations for an extended period of time or simply do not return them to those locations at all. PLEASE promptly return the carts to their designated locations following use.

Written and edited by: Tom Freeley, Devon Miller and Aileen Ryan

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

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Devon Miller, Assistant Manager: dmiller@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org