



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:

February 16, 2012, 6:00P.M., In the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 4:30P.M.
Building: 2nd Thursday @ 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

BOARD MEETING HIGHLIGHTS

APPROVAL OF PLUMBING MAINTENANCE

The Board approved a proposal to hydro-jet the garage main waste lines in a preventive maintenance related project to minimize potential back-up problems in the building. This is a service that should be performed annually and has been scheduled to commence in the beginning weeks of February.

Residents who park on P-1 should be on the lookout for notices of one or two days they may be asked to move their vehicles. The association will do everything possible to minimize disruption to residents and we thank you for your patience!

INSURANCE POLICY RENEWAL

The Association's Insurance Policies are renewed annually, generally in February. At the January Board of Directors Meeting, the Board reviewed multiple proposals for the insurance renewal; subsequently, the policy as presented by Leavitt Insurance was approved.

If you require an updated copy of the Association's Certificate of Liability Insurance, please contact the Concierge or it is available at www.myactionlife.com.

POOL AREA LANDSCAPE LIGHTING

As you may be aware, the Grande South Landscape Committee and Board of Directors has approved the replacement of landscape lighting in several areas throughout the grounds. The next phase of the project is to replace lighting in a majority of the pool area as approved by the Board of Directors at the January Board Meeting. The changes are anticipated to take place by the end of February!

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BUILDING MAINTENANCE

FITNESS CENTER UPDATE

Don't Wreck The Resolutions Yet! The Fitness Committee is working hard to present a proposal to the Board for new gym equipment. Proposals have finally been received and are being sent to the Committee for their consideration.

Replacing fitness equipment is a difficult process since it impacts the layout of the space and there are many different types and makes of equipment. The Committee wants to make sure the residents of the Grande South get the most...well...fitness from the new equipment so the review process takes time to examine proposals, try out equipment and visit other buildings utilizing the equipment—it's a workout all by itself. We will keep you posted!

TOWNHOUSE ENTRANCE MAINTENANCE

In a continuing effort to maintain the Grande South grounds and building at the highest level, repairing and painting of the front (Pacific Highway) entrances to the Townhomes has been scheduled during the month of February. All townhouse residents will be notified of exact dates when their entrance is scheduled.

MISSING LUGGAGE CART!!!

In an effort to make carrying items from the garage to your unit a much easier experience, the Association recently purchased two new luggage carts, allowing for one cart to be available on each level of the parking garage and the lobby floor.

Unfortunately, one of our carts has been missing for over two weeks! If you are aware of its current location, please return it to its designated area just outside the elevator lobby of P1. Thank you in advance for your assistance!

DID YOU KNOW...

Owners may view their Association account, sign up for e-statements, view Association documents restricted to owner access, and make online payments at www.myactionlife.com?

WINDOW WARRANTY NOTICE

Eww...what is that stuff between the glass panes of your window?

You should have already received a packet of information for filing a claim with Starline Windows for this very type of thing. The packet includes highlighted samples of the sealant problem as well as the necessary forms to file the claim and a copy of the original warranty provided to Bosa for the windows.

We encourage all of the Grande South owners to inspect your windows and file a warranty if you feel there are any problems with your windows. If you're not sure, just ask us. We'll be happy to help!

UNAUTHORIZED PARKING SPACE STORAGE

Please keep in mind that **each parking space in the parking garage may store only one motor vehicle per space, in operable condition** as dictated by the Association's CC&R document. Any and all other personal items are to be kept in each unit's individual storage lockers, to include boxes, cleaning supplies and bicycles. *(Those who are in need of storage space for a bicycle are encouraged to contact the Concierge in order to obtain a rack space in the Bicycle Storage Room.)*

Residents in violation of this rule will be notified, and if items are not removed, may be subject to being called to a hearing with the Board of Directors and a violation fee. This is never the course of action we prefer—please help us avoid this undesirable circumstance by removing all items promptly from your parking space. We thank you in advance for your timely cooperation!

MORE GARAGE REMINDERS

Whoa, slow down! Help avoid potential accidents and **promote safety by driving slowly, and by using your headlights** while inside the garage. Also, keep your radio turned down- this will allow you to hear an approaching vehicle.

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:

(619) 236-1122 p / (619) 236-1436 f

1199 Pacific Highway, San Diego, CA 92101

Tom Freeley, General Manager: tfreeley@actionlife.com

Devon Miller, Assistant Manager: dmiller@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org