



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:

March 22, 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:

Owner Building Walk-Through

*March 21st at 3:00p.m.  
Meet in Lounge at the Grande South*

Cheeseburger in Paradise Poolside

*Mark your calendar! June 30, 2012*

## BOARD MEETING HIGHLIGHTS

### *BICYCLES EXITING THROUGH LOBBY*

During Open Forum in the February Board of Director's Meeting, the issue of residents with bicycles exiting the building through the Lobby and the resulting current and potential damage caused to the walls and floors of the building was raised. The Board wishes to remind residents that regardless of where they store their bicycles, they are not to transport them through the Lobby to enter or exit the building.

### *WINDOW WASHING CONTRACT*

The Board of Directors reviewed several proposals for a new window washing contract. The Board moved to approve a contract with Barry's Window Cleaning. The next washing will be scheduled for April in an attempt to avoid winter weather hindering the progress and outcome of the window washing. Residents will be notified of the exact dates of the service when it is scheduled.

## FINAL NOTICE: UNCLAIMED BICYCLES!!!

As previously stated in the newsletter, **ALL bicycles that have been stored in the Association's bike room and have NOT yet been registered or claimed have been removed** in order to make room for our residents patiently waiting to properly register their bicycle. The Association has held these bicycles for an extended period of time and **will be donated to a needy the week of March 5th, 2012**. Please make sure your bicycle is currently registered if it is being stored in the bike room.

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## **OWNER BUILDING WALK-THROUGH**

“What Does My Assessment Pay For?” Have you ever wondered?

**MARCH 21, 2012 AT 3:00P.M.**

Here’s your chance to see what happens behind the scenes of a luxury high-rise building and get better acclimated with some of the components that your assessments pay for. We’ll meet in the lounge at 2:45 and head to the roof promptly at 3:00 PM. Bring your walking shoes...and a camera as the views from the rooftop are incredible!

While we’re on the roof we’ll show you things like the cooling towers and light tower. We’ll then head to the garage levels where more mechanical systems are located. You’ll get a chance to see some of the pipe problems you may have heard so much about. Interested in something specific? Ask us...we’ll schedule something with you! This will be an informative tour of the building. We look forward to seeing you on March 21, 2012 at 2:45 PM!

## **NEW HOMEOWNER PORTAL**

February 21st, Action Property Management released a new homeowner portal called **VIVO**. This website is an update of the previous [www.MyActionLife.com](http://www.MyActionLife.com) website.

Along with many formatting changes, lots of new, useful features have been added. To access the new site, go to <http://www.VivoPortal.com/> and log in using your existing MyActionLife username (e-mail address) and password; there is **NO need to register a new account**.

The new features will allow you to:

- register for eStatements
- setup Auto Pay
- update billing information instantly
- view all open and closed work orders
- link multiple properties to one VIVO account

## **IN-UNIT CONSTRUCTION WORK**

*“I love what you did in your home! Beautiful floor and the new closet configuration looks great! Wait...you didn’t get Architectural Approval for the work? Uhm... you might have to remove it!”*

Yes, that’s right...an Architectural Request form is required for ANY in-unit work you are planning on doing for a number of reasons. For instance, did you know if you rebuild a closet and change the coverage area for the fire sprinkler in any way that you will need to rebuild the closet or move the sprinkler head? Did you know there are MINIMUM requirements for flooring and sub-flooring? Did you know your contractors MUST be licensed and insured and MUST check in at the front desk every day they are on site? NO WORK ON WEEKENDS...of course we all knew that one!

Failure to receive advanced architectural approval for in-unit work, allowing unregistered contractors into the building and vendor work on the weekends is a violation of the governing documents and could result in a number of fines as well as removal of the beautiful work that was just done if it was not done according to the building standards!

HELP US! The Board of Directors wants you to enjoy your home to its fullest extent...without impacting any of your neighbors. Architectural Change Requests are available at the front desk. Thank you in advance for helping us maintain a high quality of living here at the luxury Grande South!

## **FITNESS CENTER NOISE**

Getting a workout in before or after a long day should be a peaceful, relaxing and rewarding experience. Please be courteous of your fellow residents when using the Fitness Center facilities and take phone calls or extended conversations outside of the Fitness Center. Please also be mindful of the volume level of your head phones when listening to music or watching television.

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

## **BUILDING CONTACT INFORMATION**

**The Grande South Website:** [www.thegrandesd.org](http://www.thegrandesd.org)

**Front Desk & Management Office:**

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