



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:

May 17, 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:

Cheeseburger in Paradise Poolside
Mark your calendar! June 30, 2012

BOARD MEETING HIGHLIGHTS

WINDOW WARRANTY CLAIM FOLLOW-UP

During Open Forum in the April Regular Session Board Meeting, several owners reported that they sent their window warranty claim forms in over a month ago and have not received any response from the manufacturer. Owners in this situation are encouraged to call or e-mail Starline at (877)882-6855/services@starlinewindows.com.

VISITOR BUILDING ACCESS

A question was raised by a homeowner regarding building access for guests and/or service providers. Please remember that if you would like specific guests or service providers to be sent to your unit without a phone call confirmation first, you must contact the Front Desk to add the name to your profile's visitor list.

Additionally, if you will not be home and are expecting a guest or service provider who will need to access your unit, please arrange for a key to be available for that person. Keys may be left for pick up at the Front Desk a maximum of 24 hours or an owner may provide their own lock box with a fob and key to leave in the designated area indefinitely.

As always, questions regarding this or any subject may be directed to the onsite management office.

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BUILDING MAINTENANCE

CURB STAINING

Watch for additional work to be done on the red and white entrance curbs. Due to the fact that the curbs in front of the building entrance are rounded and allow vehicles to easily drive onto them, the paint continually chips and flakes despite efforts to prevent this damage. In May, a final project to appropriately color the curbs with a stain that will not peel and chip is to commence. The work will take approximately one to two weeks and will be done in sections to minimize disruption.

WATER SHUT DOWN

As you may be aware, last week the water had to be shut off to the entire building for emergency plumbing repairs required by the City of San Diego.

The Grande South Management and Staff sincerely thank you for your patience and understanding while the work was being completed!

For those who were not in town at the time of the water shut off, please remember to run your bathtub faucet for a few minutes prior to using any other faucet/ washing machine/ dishwasher. This will allow any debris to drain out of the plumbing lines and prevent clogging of the faucet aerators that will affect the water pressure.

WATER PRESSURE

Why is the water pressure in my sink so low?!

This is a frequently asked question among our residents. Before calling a plumber, we highly suggest you check the aerator—this is the section of the faucet where the water comes out. You could very well have a small buildup of minerals and other substances that exist in the city water system.

Simply unscrew the aerator from the faucet and rinse the screen and washer. For tough buildup, soak the components in vinegar. Removing that small amount of buildup can make a **big** difference!

LIGHT TOWER PUBLIC ART DISPLAY

The Grande South is involved in a public art project in cooperation with the Grande North that is being financed by Bosa Development and will employ artist Spencer Finch's expertise in executing the work. Finch is a prominent artist whose focus is light-based installations that evoke a feeling of a particular place and time; coincidentally, he is currently showing in the Museum of Contemporary Art, La Jolla.

The project agreed upon for the properties is a weather forecast concept that will use varying colors of light to convey the next day's predicted weather in the light towers, incorporating the old adage "Red sky at night, sailor's delight; red sky at morning, sailors take warning."

When the weather is anticipated to be sunny and clear, the light towers will simultaneously be illuminated with colors of a San Diego sunset as seen from the buildings. Conversely, when the city expects stormy or rainy days, the towers will display a blend of blues, purples and grays.

TRASH CHUTE REMINDER!!!

We have recently experienced clogging of the chutes from the disposal of items such as large boxes and...wait for it...a vacuum! *Seriously.*

Please be courteous to your neighbors and the building staff by taking note of the restrictions on what may be put down the trash chutes. This causes, a very stinky situation on the floors it affects and can cause damage to the trash chute system.

Complete Trash Regulations may be found in Section 8 of the association's Rules and Regulations document; some highlights are as follows:

Section 8, a) "...disposable items are to be securely wrapped and contained in sturdy and manageable plastic bags and placed in the trash chute located on each residential hallway."

Section 8, c) "Do not attempt to deposit boxes or any other oversized item into the trash chute. If an item does not easily fall through the trash chute door and into the chute, do not push or otherwise force it in."

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

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