



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:

June 21, 2012, 6:00P.M., In the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 4:30P.M.
Building: 2nd Thursday @ 8:00A.M.

UPCOMING EVENTS:

Cheeseburger in Paradise Poolside
June 30, 2012, 5:00P.M.– 7:00P.M.
\$5 per person.

Please pay in advance at the Front Desk by
June 23rd.

Annual Martini Party
August 17, 2012

Is the SB800 case settled?

What is the status of the proposed Fitness Center Renovation?

All unit owners are invited to attend the June 21st Board of Directors' Meeting to learn the answers to these questions and many more!

BOARD MEETING HIGHLIGHTS

HARBOR DRIVE EXPANSION PROJECT

During the Open Forum section of the May Board of Directors Meeting, an owner asked about the road work taking place on Harbor Drive and on Broadway between Harbor Drive and Pacific Highway. This work is part of the "North Embarcadero Visionary Plan." Objectives of the project include relocating Harbor Drive to the east, improving the waterfront esplanade from the B Street Pier to the former Navy pier and improving West Broadway from Harbor Drive to the railroad tracks.

For further and updated information about the progress of this topic as well as related meeting dates and times, we encourage our residents to visit www.portofsandiego.org/north-embarcadero.

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BUILDING MAINTENANCE

GUEST SUITE IMPROVEMENTS

The Board of Directors has approved various updates to the Guest Suite to maintain the level of luxury that guests of the Grande South expect. Improvements include new furniture, additional lighting, full painting, a new mattress and linens as well as new television and DirecTV access. The work and deliveries have already begun and will continue throughout the month.

THE BOARD OF DIRECTORS NEEDS YOUR HELP!

All owners were sent a packet of information for filing a claim with Starline Windows as many units are experiencing seeping of sealant between the panes of glass. The packet included the necessary forms to file a claim and a copy of the original warranty provided for the windows.

Many owners have responded and made claims on the warranty. If you have not, we encourage you to do so as necessary and *provide copies of your claim to the onsite management office* so the association can track the progress of the claims.

GUEST SUITE CHECKOUT TIME

The Guest Suite at the Grande South is a popular amenity among residents and stays rented a majority of the time, especially during the upcoming summer season. It is the goal of the staff and management to make each visitor's stay as pleasant as possible.

Please be aware (and make your guests aware) that the check-out time is 11:00A.M. If guests check-out after 11:00A.M., the unit owner may be subject to monetary penalties—a situation that all involved wish to avoid. Thank you in advance for your consideration.

HALLWAY ODOR REMINDER

"What is that SMELL?"

Did you know that it is against the building rules to have strong smells permeating from your unit?

Whether it is a pleasant or offensive odor, it is important to keep the common area hallways smelling neutral, and

not like last night's curry or your lovely new perfume. We encourage all residents to open windows, and to use the overhead fans while cooking.

DIRECTV NOW AVAILABLE

To provide the best HD-TV reception to our residents, the Board of Directors approved a five year plan allowing DirecTV exclusive access and marketing to the residents of the Grande South.

You may now call to schedule an installation to receive television service from the new DirecTV equipment that was recently installed. Soon you will receive further information from DirecTV but in the meantime, if you like, you may call the following numbers for service.

NEW Service or Sales (800) 375-7033

TRANSITION Current Service (800) 268-4235

The availability of this new service will not interfere with access other providers have to the building.

FRONT DESK STAFF UPDATE

As you may be aware, the beginning of June has brought changes for the Grande South Front Desk staff. We have said goodbye to Sofia Cain and Veronica Cook who have chosen to move forward to future endeavors—we warmly wish them all the best!

Happily, these changes have lead to hiring a new Front Desk Assistant with a background in customer service—Lauren Moran. You will see Lauren at the Front Desk in the afternoons and evenings Thursday- Sunday. We believe Lauren is a wonderful addition to the team; accordingly, please help us welcome her to the luxury Grande South.

CC&R INSURANCE REQUIREMENT

Please be reminded that the Association's CC&R document requires that, "Each Owner shall maintain property insurance against losses to personal property located within the Residential Unit and to any upgrades or Improvements located within the Residential Unit and liability insurance against any liability resulting from any injury or damage occurring within the Residential Unit..." Additionally, proof of this insurance must be readily available to provide to the Association upon request.

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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