



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:**

July 19, 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 @ 4:00P.M.

**UPCOMING EVENTS:**

Annual Martini Party  
August 17, 2012

Wine & Cheese Party  
October 13, 2012

Christmas Party  
December 8th

**Port Authority Meeting**

**RE: Lane Field North Development**

**July 12, 2012 - 5:30-7:00P.M.**

*In the Training Room at the Port Authority Building  
3165 Pacific Highway, San Diego, CA*

**BOARD MEETING HIGHLIGHTS**

**FITNESS CENTER PROPOSAL APPROVAL**

Over the past several months, the ad hoc Fitness Center Committee has worked hard to compile a proposal for upgrades to the Fitness Center. This process included a resident survey, extensive research, trials of proposed equipment and review of multiple estimates.

At the June Board of Directors Meeting, the Board approved the committee recommended proposal to include the replacement of select pieces of cardio and weight equipment, new flooring and painting/repair of the walls and molding!

Watch for more detailed information to be posted in the Fitness Center regarding the approved equipment, finish work and scheduling.

**WATER D-TECTION SYSTEM MAINTENANCE**

In the Open Forum of the June Board Meeting, a question was raised about the D-taction System and why residents regularly receive flyers or calls with a "System Failure" message, followed by a visit from a D-taction Inc. technician.

D-taction's technicians are alerted remotely when a system (or part of a system) malfunctions. They will then alert the

*(Continued on page 2)*

**IN THIS ISSUE**

- 1 Board Meeting Highlights  
*Fitness Center Proposal Approval*  
*Water D-taction System Maintenance*
- 2 Water Cartridge Replacement
- 2 Pet Leash Requirement
- 2 Sprinkler Head Warning
- 2 Summary Pool & Spa Rules
- 2 Building Contact Information

Grande South staff, who sends a flyer to the affected unit. The technicians are onsite every other Friday for such repairs. Reasons of system malfunctions may include, but are not limited to: low batteries, moving sensors or loss of power to the base station (this tends to happen often when phone service providers perform an installation).

The building staff must ensure that the system is running in perfect condition in each unit. Although the majority of the water alarms are due to a wet mop touching the sensor or a spilled drink, the system is a lifesaver compared to having your ceiling rain down water from the unit above you due to an overflowing washing machine that nobody knew about.

Let’s keep those alarms working—and yes, that will require a visit from D-tection every now and then.

### WATER CARTRIDGES

*“Why is hot water coming out of my faucet when I have the cold water turned on?”*

This problem usually occurs when a mixing cartridge fails in your unit’s plumbing. Hot/cold water mixing cartridges regulate the respective water temperatures when turned on. If the cartridge fails then you will start to notice hot water coming out when the cold water is turned on, even if the hot water is completely off!

Please contact the front desk to obtain information for preferred plumbing companies to have your cartridges replaced. Their normal life span is roughly five years so it is likely time!

### PET LEASH REQUIREMENT

The Grande South is home to many pets—a large majority of which are dogs. All pet owners should be aware that ***it is a requirement to have pets on a leash at all times when in the common area of the building*** (this includes elevators and hallways leading to units).

Some dog owners may feel that their pet(s) are too sweet, too little or too mild mannered to require a leash. Regardless of a dog’s temperament, any dog not on a leash can be intimidating to other residents, exacerbates potential for unsafe situations and happens to be a violation of the Association’s governing documents. Thank you for your consideration in complying with this rule!

### SPRINKLER HEAD WARNING

If you are planning on painting your unit or doing any closet modifications or shelving installations PLEASE BE AWARE of the sprinkler heads in your units.

The sprinkler heads cannot be painted over. If the little red wire (actually a delicate sensor) cannot be seen, then the sprinkler may not operate and the Association’s life-safety contractor will require that sprinkler to be replaced! Additionally, when installing shelving, please be mindful of the sprinkler head locations. Impeding the sprinkler’s ability to reach the necessary areas may require relocation of the sprinkler head, which could lead to a high, unnecessary expense!

As a resident of the Grande South, you, and every other resident in the building, relies on the operation of the sprinkler system in the event of an emergency. Thank you in advance for keeping the life-safety systems in mind when doing any work in your unit.

### SUMMARY POOL & SPA RULES

Following is a summary of the pool and spa rules. Please help us make your pool and spa experience enjoyable by following the Grande South Pool Rules.

- *No Lifeguard—use the pool and spa at your own risk*
- *No glass anywhere in the pool area*
- *No flotation devices in the pool area*
- *A limit of four (4) guests per unit (in addition to the unit residents)*
- *Respect your neighbors—no loud music, noise, pets of any kind, nudity or indecent conduct*
- *Children age 7 and under must be accompanied by an adult at all times in the pool/spa area*
- *Children age 8 to 14 must be accompanied by a responsible person age 16 or older*

This is a summary only! A complete set of the Pool and Spa Rules and Regulations of the Grande South HOA are listed in the Rules and Regulations document and can be provided upon request at the front desk.

*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:**

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

1199 Pacific Highway, San Diego, CA 92101

**Tom Freeley, General Manager:** [tfreeley@actionlife.com](mailto:tfreeley@actionlife.com)

**Devon Miller, Assistant Manager:** [dmiller@actionlife.com](mailto:dmiller@actionlife.com)

**Concierge:** [frontdeskstaff@thegrandesd.org](mailto:frontdeskstaff@thegrandesd.org)