



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:**

September 27, 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:**

Wine & Cheese Party  
*October 13, 2012*  
Holiday Party  
*December 8, 2012*

**IMPORTANT DATES TO REMEMBER:**

September 14, 2012: Call for Candidates Questionnaire Deadline  
September 27, 2012: September Board Meeting, 6:00PM  
October 8, 2012: Fall Window Washing Commences  
October 13, 2012: Wine & Cheese Party  
October 24, 2012: October Board Meeting, 6:00PM

**CALL FOR CANDIDATES**

It's that time of year again! The Annual Meeting of the Membership for The Grande South will be held on November 15, 2012 for the purpose of electing a Board of Directors.

At this time we are requesting candidates for the Board of Directors. The Board consists of five (5) members who are elected by the membership. You must be a homeowner in good standing to run for your Board of Directors. At this time there are two (2) positions up for re-election, each for a two (2) year term.

If you are interested in running for the Board, please complete the Candidate Questionnaire form available at [www.thegrandesd.org](http://www.thegrandesd.org) or the Front Desk, and return it to the on-site office as directed on the form.

**CANDIDATE STATEMENTS MUST BE SUBMITTED PRIOR TO 5:00 P.M., FRIDAY, SEPTEMBER 14, 2012, IN ORDER TO BE INCLUDED ON THE BALLOT.**

Thank you for taking an active, positive interest in your community!

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## **BUILDING MAINTENANCE**

### **ELEVATOR REFINISHING**

The annual refinishing of the brass elevator interiors and relevant exteriors is scheduled to commence the second week of September. In an effort to minimize inconvenience and time spent waiting for an elevator, the work will be coordinated around peak traffic times when the elevators are most busy. Please keep in mind that a result of the process to refinish the metal is an unpleasant smell that can flow into common areas. We apologize in advance for this unavoidable side effect and assure you that we will use every possible precaution to keep disturbance to a minimum.

### **IN-UNIT AIR CONDITIONING SYSTEMS**

Summer came full blast this year paired with its not-so-welcome friend, humidity. Many of The Grande South residents were less than pleased to find their air conditioning units were not functioning properly or difficult to operate during this time, and sought help through building management. Please be reminded that the air conditioning system in each unit is not connected to the common area HVAC system and is the responsibility of the unit owner to maintain.

The Association maintenance team is not specifically trained to work on the in-unit systems and is not permitted to work on individual unit maintenance issues; therefore, we are happy to recommend vendors or handyman to assist you in your attempt to stay cool this summer.

### **EMERGENCY KEY USE**

For the safety of our residents and to minimize the impact of potential emergencies, such as water intrusion, The Grande South keeps an emergency key to access units in the building. Should an emergency such as a leak or flood occur in your unit when you are not home, rest assured we are prepared to use that emergency key to enter the unit and take action to prevent damage.

While we understand personal situations arise, please refrain from asking the Front Desk staff and the Security

Officer on duty to use this emergency key to let friends, housekeepers, or deliveries into the unit. For your convenience, the front desk staff is available to hold keys for 24 hours from 7:00am and as late as 11:00pm for your friends, family members, and vendor's access as necessary.

Please help us secure The Grande South and limit the use of the E-Key system to what it is intended for... emergency access.

### **VIVO HOMEOWNER PORTAL**

Action Property Management hosts a homeowner portal called VIVO, designed to provide a simple, easy to navigate resource to assist in maintaining your Association accounts. The site allows owners to:

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

To access the site, go to [www.VivoPortal.com](http://www.VivoPortal.com).

### **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!

*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)