



Professionally Managed by Action Property Management

BOARD OF DIRECTORS:

Cal Zissel, President
Jim Linna, Vice President
Ed Benschop, Secretary
Len Campanaro, Treasurer
Mark Guitarini, Director

NEXT BOARD MEETING:

January 23, 6:00P.M., In the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 4:30P.M.
Building: 2nd Thursday @ 4:00P.M..
Landscape: 4th Thursday @ 4:00P.M.

UPCOMING EVENTS:

Super Bowl Viewing
Sunday, February 3rd
In the Lounge at the Grande South

**This event will NOT be hosted by the Social Committee. The Lounge will be available to those who wish to bring down some food and drinks, and watch the game with fellow residents.*

Assessment Amount Changes

As you may be aware, the monthly assessment amount occasionally changes at the beginning of each year, varying a couple of dollars upward or downward depending on which unit you own. This is a function of the formula dictated by the association's CC&R document and can occur even when the overall budgeted assessments do not increase.

Changes in your assessment amount were reflected in the January statement, which you should have recently received. Please note that these amounts will be rounded to the nearest dollar on your February statement. If you are currently signed up for ACH payments through Action Property Management, the amount debited from your specified account will be automatically updated. However, if you use an automatic Bill-Pay system through your bank, it is necessary for you to manually change your payment amount to avoid possible late charges or overpayment on your association account.

Please feel free to contact the onsite management office at the Grande South with any questions you may have or if you would like assistance signing up for ACH (automatic payments) through Action Property Management.

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Free Gym Class:

Are you guilty of eating too many cookies this Holiday?

Looking to jump start your fitness routine?

We have a solution for you to help get you motivated!

As a courtesy to our residents, we have secured Aaron Miter of Maximum Fitness to conduct an instructional class in the Grande South gym, free to all interested residents. Aaron will help you understand how to use the new fitness equipment to your best advantage.

The class will be held on Saturday, January 12th from 9:30AM to 11:00AM. If interested, please sign up at the Front Desk.

Committee Members Needed:

We are still in need of Homeowners to join our various committees here at The Grande South. Particularly, we are seeking Owners to join the Finance Committee and the Building Committee.

The Finance Committee meets monthly on the Monday before the Board meeting at 4PM. To join, come to the next meeting, on January 21st at 4PM in the second floor conference room.

The Building Committee will be meeting on January 10th at 4PM, also in the Conference Room. If you'd like to join this committee, please, stop by!

If you are interested in joining any other committee, please see Aileen Ryan, Assistant Manager.

Grande South Staff:

The Grande South Staff is working very hard to assist residents during a very difficult time. Please direct questions regarding the reconstruction projects to Management. We sincerely appreciate your continued patience.

Warranty Claim Recon Update

ALL water shut downs and hot water shut offs are ONLY between the hours of 8:00AM and 5:00PM, Monday through Friday. ALL water is restored in the evenings and on the weekends.

Water Shut-Downs:

Building wide shut offs are almost complete. There is one (1) last building wide water shut down scheduled for January 22 & January 23 between the hours of 8:00AM and 5:00PM in order to install a well needed water filtration system on the water entry main line as it enters the building. This affects ALL water into the building. Accordingly, the Fitness Center restroom facilities and showers are NOT available these two days. The porta-services will be available in the gated drive next the station platform during this time. While this is a major inconvenience, the filtration system will reduce the amount of particle debris that enters the building in the water, which reduces the wear and tear on your unit faucets, showers heads, etc. This should be the LAST building wide shut down. All other shut downs are stack shut downs only; for example all 02 and 03 units, 04 and 05 units, or 01 and 06 units. During the individual stack shut downs, the Fitness Center facilities are available for residents use.

Hot Water Shut- Downs:

The varying hot water only shut downs are necessary in order to improve the water pressure and speed of receiving hot water. In order to accomplish that, we need to replace the hot water recirculation system pipes from ½ inch pipes to ¾ inch pipes.

We will continue to provide updates regarding the reconstruction project through flyers and by email.

Written and edited by: Tom Freeley and Aileen Ryan

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

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Aileen Ryan, Assistant Manager: aryan@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org