



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:

April 24, 6:00P.M., In the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 4:30P.M.
Building: 3rd Monday @ 4:00P.M..
Landscape: 4th Thursday @ 4:00P.M.

UPCOMING EVENTS:

- *"We Got the Building Back!" End of Reconstruction Party*
June 8, 2013
- *"Cheeseburger in Paradise"*
Poolside Party
August 10, 2013

LEASH YOUR DOG:

It is unfortunate to have to advise you that due to an unleashed dog that ran into the lobby this past weekend, a resident was physically hurt trying to separate her dog from the unleashed dog. This resident was rushed to the hospital in an ambulance and suffered severe back trauma. This is a regretful situation after so many reminders about keeping dogs on leashes and at the very least is testimony to the reason why a dog MUST BE ON A LEASH AT ALL TIMES outside of your unit.

This is an issue that can no longer be tolerated. Not only is this a violation of the Rules and Regulations that could result in unnecessary fines against the owner of the unit whose dog is unleashed, but it is also DANGEROUS! Dogs found off leash in the building will result in the Owner being called to a hearing with the Board of Directors where fines may be applied for violation of the Rules and Regulations.

Once again, please be reminded that ALL dogs must be leashed AT ALL TIMES when outside of your unit.

CARPET CLEANING:

At the last Board of Directors Meeting, the Board approved a proposal for deep cleaning of all hallway carpets in the building. We anticipate this work to be done in early May. We will keep you updated once a schedule is established.

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WINDOW WASHING:

It's that time again...window washing is scheduled to commence on Monday, April 8th (weather permitting). As usual, all exterior windows not accessible from a balcony or patio, will be cleaned. If your unit needs to be accessed to complete the window washing, you will be notified in advance.

Concurrently we will have vendors working on the Cooling Tower on the roof, so window washing will begin on the East side of the building.

ELEVATOR POLISHING:

With the very large amount of vendors over the past few months coming in and out of the building, carrying baseboards, furniture, drywall (you name it!) the elevators have certainly seen better days.

As the majority of the reconstruction and flood work is complete, we will have the elevator brass surfaces polished a bit earlier than usual this year.

Beginning on Monday, April 8th, between the hours of 8AM and 5PM Monday through Friday you may experience slight elevator delays and unpleasant odors from the chemicals used to treat the brass. We will do everything possible to minimize the odor and any inconvenience this may cause to you.

And remember, if you're expecting a delivery or need to schedule a move, please let us know! Last minute scheduling will be even more difficult with during this time.

RECONSTRUCTION/FLOOD

We are on schedule and nearly done with the Reconstruction project! All work is anticipated to be completed this month. Hooray!

All flood repairs (with the exception of one or two special cases) are complete. Thank you for your patience!

PARKING SPACES:

Are you aware that per The Grande South's Rules and Regulations, only vehicles in operable condition are permitted in each individual parking space?

We have noticed an increased amount of items being left in the parking spaces over the past few months. Please be advised that if you have items other than vehicles in your parking space, you will likely receive a phone call or e-mail asking for these items to be removed.

ASSOCIATION SPONSORED IN-UNIT SERVICE:

As a proactive measure towards preventive maintenance, the Board of Directors has approved the one-time expense for the following service in your unit:

HEAT PUMP: Replacement of the heat pump hoses to a braided hose supplied by the heat pump manufacturer, replacement of your thermostat battery & filter and normal annual service to the unit.

REFRIGERATOR: Pull the refrigerator out from the wall, replace a hose clamp in the rear of the unit, clean out the unit coils, confirm the freezer line is not frozen, turn the water back on to the unit and replace the unit inside the wall.

WATER DETECTION: Confirm ALL water detection devices are in their proper locations and in good operating order, install a sensor connection to the refrigerator sensor to be located under the refrigerator, change the base station call order to contact the front desk first for any detection, and confirmation the base station is operating correctly.

Whew. All of this one-time service is at the expense of the Association. We are trying to coordinate all of this service in your unit on the same day. Currently, the tentative schedule is to start on the 39th floor on May 6th and work their way down the building. Please watch for confirmation of this

Written and edited by: Tom Freeley and Aileen Ryan

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

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