



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:**

May 20, 6:00P.M., In the Lounge

**MONTHLY COMMITTEE MEETINGS:**

Social: 1st Thursday @ 4:30P.M.  
Building: 2nd 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*

**BOARD MEETING HIGHLIGHTS**

*DEVELOPMENT OF AD-HOC COMMITTEE*

Lounge and Lobby renovations have been a topic of discussion for quite some time at The Grande South, but things are starting to move along! In the April Open Session Board Meeting, the Board approved the development of a Lounge Renovation Ad-Hoc Committee. Hello, upgrades!

*LANDSCAPE LIGHTING*

Also approved at the Board Meeting was the replacement of landscape lighting in the garden area near the spa. Soak in the spa and take in the beautiful scenery!

*2014 RESERVE STUDY*

The 2014 Reserve Study proposal was approved to include a bit more detail work this year now that the Reconstruction Project is over. Fund allocation for 2014 is in motion!

*WEBPASS*

There's a new internet service provider in town, and they're fast! The installation of Webpass was approved and will take place in the next couple of weeks. Look for flyers regarding information and pricing for this simple, fast, and green San Francisco based service.

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## GUEST PARKING

We have our Guest Parking area back! All eight spaces are now available for use. It's been several months since we've been able to take reservations and provide extended parking hours. Feel free to ask for a copy of the Guest Parking Rules to use this wonderful amenity to your full advantage!

## RECONSTRUCTION/FLOOD CLEAN-UP

As the Reconstruction and Flood Projects come to an end, cleaning efforts are in full stride! Please be careful and watch for the following:

**Wet Paint:** Wet paint signs will be placed in all affected areas to include the stairwells, elevator lobbies, and the garage. Be careful!

**Carpet Cleaning:** Deep cleaning and extraction will be executed by a professional carpet cleaning service the first week of May, beginning on the top floor and working their way down.

We apologize in advance for any extra noise and inconvenience this may cause.

## BALCONY DEBRIS

Recently an increasing number of residents have unfortunately noticed trash, cigarettes, and various other debris accumulating or being dropped onto their balconies from their neighbors above them. The Grande South is a vertical community which requires that all residents consider those above and below them as neighbors. That means watching out for each other and respecting each other.

PLEASE be very careful to not leave loose items or trash on your balcony that may blow off onto your neighbors' balconies and certainly *be sure that you or your guests do not purposely drop items from your balcony*. Such action is a violation of the Association's Rules and Regulations and any resident seen engaging in such activity will be held responsible for their actions.

## 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.

## TIP OF THE MONTH

In light of recent events, residents have become more conscious about the maintenance of their homes, and especially when it comes to water.

We strongly recommend that you shut off the water to your unit if your leaving town, whether it be for a few days or a few months. To better assist you, here is a list of the water shut-off valve locations in each unit:

'01 Stack: Hallway closet

'02 Stack: Master bedroom closet

'03 Stack: Bedroom Closet

'04 Stack: Master Bedroom Closet

'05 Stack: Hallway Closet

'06 Stack: Closet next to your washer and dryer

Penthouses (35th—39th floor):

'01 and '02 Units: Hallway Closet

'03 Units: Closet next to your washer and dryer

Townhouses: Water Entry Room on P1— Requires staff assistance.

If you still have difficulty finding your shut-off valves, or if you would like assistance, let us know. We're here to help.

*Written and edited by: Tom Freeley and Aileen Ryan*

## **BUILDING CONTACT INFORMATION**

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