



Professionally Managed by Action Property Management

**BOARD OF DIRECTORS:**

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

**NEXT BOARD MEETING:**

July 17, 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:**

*"Cheeseburger in Paradise"*

*Poolside Party*

*August 24, 2013*

BOARD MEETING HIGHLIGHTS

At the June Board of Directors Meeting, the Board approved the repair of the pool deck near the spa where chlorine exposure has caused the concrete to deteriorate. Please watch for caution signs and spa closure signs while we execute this work.

The Board also approved resurfacing all six (6) of the elevator entryways on each level of the garage where foot traffic is most frequent. We will be closing one side of each entryway at a time—again, please watch for caution signs!

Lastly, the Board approved an extra landscaper to work one day per week on the center island and train platform. This will free up our regular landscaper to focus on other areas of the property, such as the pool area and the planters on Pacific Highway. Billing for the center island/train platform landscaper will be split between The Grande North and South.

LEFTOVER PAINT

Lately we have noticed half-full paint cans sitting in the garage near the dumpsters. Did you know that you cannot simply throw leftover paint in the trash?

Oil-based paint should be disposed of at a hazardous waste facility. Latex paint can be thrown out in the trash once it has solidified. Remember to recycle those cans! If you're hiring a vendor to paint your unit, please advise them not to leave the leftover cans in the garage.

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## WHERE IS MY WATER DETECTION SENSOR?

Part of the recent Association-sponsored in-unit service included service of your water detection sensors. Technicians checked to make sure all sensors were in their designated location, and that the call system was notifying the Front Desk for any and all water intrusion. Additionally, two (2) lead lines were added to the sensor on your refrigerator, which reach under the refrigerator and rest on the concrete surface. These lead lines will help detect any water that leaks under the refrigerator and hits the concrete before travelling *under* your wood flooring.

The original refrigerator sensor is now located *behind* the refrigerator kick-plate. The number one reason refrigerator sensors go off is due to dropped ice cubes. Detection, Inc. has reported that many other Associations have placed the sensor behind the kick-plate to avoid the frequent false-alarms.

Placing the water detection sensor behind the refrigerator kick-plate may be more difficult to get to, but with its new location, if that sensor is going off, you'll know it's a real problem, and not just a melted ice cube. Helpful tip: Remove the screws on the kick-plate and use Velcro strips instead. Quick access in no time!

## SYSTEM UPGRADES

In the past, the Front Desk has spent hours each day logging packages, and making phone calls to inform residents of each delivery. That's about fifty (50) phone calls every day!

We now are implementing an entirely new system that includes a package scanner for accuracy. This highly efficient system sends an automatic package notification e-mail to whichever e-mail address we have on file for your unit.

Please be advised that phone calls will no longer be made by the Front Desk. If you would like to add or alter an e-mail address, or if you prefer to receive a phone call, please inform a staff member.

## VIOLATIONS

Penalizing residents for rule violations is never something a Management team wants to do. We believe that your home should be welcoming and comforting and not like you should be walking on eggshells everywhere you go. Having said that, we are here to contribute to the quality of life of the people that live in this luxury building. In order to do that, we must enforce the rules and promote safety. Over the past few months, the most frequent violations included cars leaking fluid in the garage, move-ins without following the proper guidelines, and pet violations.

We want your home to be as perfect as possible. Please be courteous to your neighbors and remember that in a high-rise Association, each resident is responsible for upholding and abiding by the rules.

## WEBPASS

Webpass is now available at The Grande South. We're excited to announce that this high-speed internet connection has also been wired to service the Fitness Center, Guest Suite, and Lounge!

## TIP OF THE MONTH

When was the last time you changed your refrigerator water filter? Now that the in-unit service is complete and your ice makers have been turned back on, we want to provide you with every bit of information we can on how to keep your refrigerator functioning properly for as long as possible.

Filters should be changed approximately every six (6) months. While an orange or red light in the refrigerator will indicate a failing filter, the "memory" of the refrigerator itself is not something you should rely on— water shut-downs and unplugging the unit will re-set the memory. We highly suggest that you mark your calendar instead to replace the filter. The filter you will need is a GE MWF refrigerator water filter, and it can be purchased through GE, at The Home Depot, or through Amazon.com.

*Written and edited by: Aileen Ryan and Corinne Marrinan*

## **BUILDING CONTACT INFORMATION**

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