



Professionally Managed by Action Property Management

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

August 22, 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*

## TREADMILLS

Many of you may recall the work that was done by Management, the Board of Directors, and the Fitness Center Ad Hoc Committee to get new, upgraded equipment in our fitness center. Months worth of work including surveying residents and seeking proposals on various options lead to the equipment we have today.

Unfortunately, the treadmills did not function the way they should have. After two months of countless phone calls and e-mails, the treadmill vendors have agreed to issue a full refund for our two existing treadmills.

In their place, we will have two new Precor treadmills. We continue to work diligently to get the old treadmills removed, and the new treadmills set up as quickly as possible.

We know how much of an inconvenience this has been to many of our avid runners in the building. We appreciate your patience during this process!

## WANTED: PARKING & STORAGE!

Do you have a spare parking space or storage unit that you don't use? We know someone who would love to rent it!

Take a look at our bulletin board on the ground floor near the fitness center. You'll find numerous "wanted" ads among other interesting things such as community events and building flyers.

## **IN THIS ISSUE**

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WHAT EXACTLY IS AN “EXCLUSIVE USE” COMMON AREA AND WHAT IS MY RESPONSIBILITY AS A HOMEOWNER?

Civil Code section 1351 defines these areas as fixtures designed to serve a single interest but existing outside the boundaries of the separate interest. In The Grande South, this refers to the balconies/patios, and parking spaces in the parking garage. The idea of Exclusive Use is the owner is responsible for daily maintenance of the area, but the association is responsible for long term repairs.

How does this affect you? In the parking garage, this means that if your car is leaking oil, you spill a carton of eggs, or otherwise dirty the surface in your parking space, please clean it up. If your vehicle continues to leak, please do not park it in the garage until the leak has been repaired. If you do not clean up your space, or the debris in your parking area, the association will, and will then have the right to charge you the cost of clean-up. When it comes time for the parking garages to be resealed or resurfaced all together, this cost will be borne by the association.

As far as your balconies and patios go, residents should take care to clean and maintain the balcony or patio surface, however long term replacement of surfaces will be taken care of by the association. When maintaining balconies and patios, please ensure plants are placed with saucers underneath, so water does not spill over the side of the building, and no planters are attached to the balcony railings.

For questions regarding what is taken care of by the association versus what is the responsibility of the homeowner in these Exclusive Use areas, please contact management.

HELP! I JUST DROPPED MY CAR KEYS DOWN THE TRASH CHUTE!

The Grande South staff is always willing to go the extra mile to provide quality service— even if that means digging through garbage to do so.

More often than you’d imagine, valuable items are accidentally dropped down the trash chute, and in an effort to retrieve them, staff members go digging through the trash compactor, emerging themselves in several days-old waste. Yuck!

We ask that any and all trash being thrown down the trash chute be properly contained in a secured bag, which won’t

allow the various components of your trash to leak or fall out of the bag. Using a bag with draw string ties will also help greatly reduce odor. We thank you in advance!

DID YOU KNOW?

Did you know that The Grande South has a portable battery jump box that is available for use? If you’re ever in need, don’t wait for a friend to come to your rescue or call your insurance carrier— just call the Front Desk. We can help you out.

IT’S RAINING CHEMICALS & TRASH!

Picture this: It’s a beautiful morning and you’re soaking in the sun, enjoying the beautiful downtown view on your balcony, coffee in hand. Suddenly, clouds of dust and debris begin falling from above, followed by a shower of watered-down bleach and who knows what else, all over you, and your patio.

Sounds unpleasant, right?

If you have a housekeeper, please go over the building rules with them. When cleaning balconies, please urge them to use a dustpan when sweeping, and if they use water, chemicals, or liquid of any kind, they must plug the balcony drain and mop up any excess fluid. Anything that goes down the drain or off the side of your balcony will end up on someone else’s. Additionally, be mindful and do not leave wrappers or light objects that can be picked up by the wind. What goes up, must come down!

TIP OF THE MONTH

In the June 2013 Newsletter, we mentioned that changing out your washing machine hoses from rubber to braided stainless steel, as well as cleaning out the lint trap above your dryer every other load were good preventive maintenance measures to take. In addition to these measures, running an **empty** dryer for fifteen (15) minutes after doing a load will greatly help to dry up any accumulated condensation. Condensation build-up could cause drywall damage to your ceiling where the ducts run. Save your ceiling and practice this helpful tip!

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

**BUILDING CONTACT INFORMATION**

**The Grande South Website:** [www.thegrandesd.org](http://www.thegrandesd.org)

**Front Desk & Management Office:**

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