



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:

Annual Meeting, November 20th, 2013

Registration at 5:30 P.M.

Call to order at 6:00 P.M.

Wyndham San Diego Bayside

MONTHLY COMMITTEE MEETINGS:

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

UPCOMING EVENTS:

Holiday Dinner Cruise on the Hornblower

December 7th, 2013 @2:30 P.M.

Sign up at the Front Desk by November 24th

\$25.00 per person (residents only, 21+)

Board of Directors Election:

Have YOU voted?

All Association members at The Grande South have been mailed a ballot to vote for three new Board members.

Ballots must be submitted by 5:00P.M. on November 19, 2013.

Join us for The Grande South's Annual Meeting on November 20, 2013 at the Wyndham San Diego Bayside!

STAFF HOLIDAY APPRECIATION FUND

In years past, it has been customary that residents of The Grande South graciously donated to a staff holiday appreciation fund in recognition of their hard work and customer service to The Grande South residents. The Board has asked Management to request your generous consideration again this year.

The Staff Holiday Appreciation fund is strictly for the benefit of the Front Desk staff, janitorial staff, security staff, and maintenance staff, a total of 16 staff members serving The Grande South.

If you feel you would like to recognize the staff for their hard work and customer service, please make a check payable to THE GRANDE SOUTH HOA and leave it with Corinne Marrinan, General Manager, or Aileen Ryan, Assistant Manager. Checks need to be received by COB Monday, December 2, 2013 in order for your generosity to be included in the holiday appreciation fund. On behalf of the staff, thank you in advance for your consideration and thoughtfulness.

YOGA

Don't forget— yoga is held on Tuesdays and Thursdays in the Lounge. Start your New Years Resolution early and join today!

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BOARD MEETING HIGHLIGHTS

At the October Board of Directors Meeting, the proposed draft budget was reviewed and approved with an overall 5% increase. The Rules and Regulations are also in review and will be voted on soon.

BUILDING MAINTENANCE

In an effort to make the entrance to your home a bit more cozy, the garage elevator lobbies will soon receive an upgrade to include new paint, wallpaper, plants, art, and more!

Tree trimming and window washing are both in progress and will be complete within the next couple of weeks. Pacific Highway has also received an upgrade with newly installed plants and boulders.

NEW RESIDENT WELCOME PACKET

Living in a high-rise is very different than living in a single-family home. In an effort to educate new residents, management has created a "Welcome Packet" with useful information for a happy and safe life at The Grande South. Current residents are welcome to pick up a packet as well!

HOLIDAY SCHEDULE REMINDERS

The holiday season is here! Please be reminded that Thanksgiving and the day after Thanksgiving will be treated as weekend days in regard to building access allowed for vendors, deliveries, and moves—**no access will be allowed.**

On holidays that fall on a weekday, the building has less staff on duty than would normally be available to assist in any of the above mentioned circumstances.

Thank you in advance for your understanding and assistance in this matter—it is sincerely appreciated!

ARE YOU COVERED?

You live in a condo association. Part of your assessments go to the cost of insurance. That means your unit is covered, too...right? The short answer is, no. The insurance paid by the association covers common areas only. Your fixtures and belongings, plumbing servicing only your unit, even the paint on your walls, are not covered by the association's policy.

So what should you do? Every condo owner is required to have an HO-6 policy. This insurance policy is specifically tailored toward condominium owners, and takes into account those portions of the

building that are common area and insured by the association. The HO-6 policy covers the unit owner's contents, personal liability, loss of use, building coverage to comply with your insurable interest in the building, and can also include loss assessment coverage.

Loss assessment insurance coverage is uniquely designed for owners in condominiums. It recognizes the potential for owners to be assessed for certain kinds of loss. For example, major damage caused to a common area where the cost to repair is not fully covered by the insurance and the association does not have funds to repair or a claim of liability against the association where the HOA coverage is less than the awarded judgment amount. In these cases, loss assessment coverage would pay the owner's cost of the special assessment up to the specified policy amount.

The Grande South CC&Rs require owners to have adequate insurance. To understand what amount is adequate, you should work with your insurance agent to value the cost of your interior fixtures, flooring, any upgrades you have, and your personal belongings. Should you not have adequate insurance coverage and there is a flood or fire, you could end up paying the repair difference out of pocket.

Bottom line? Make sure you're covered! Master condo association policies will not cover your personal belongings or the interior of your unit. Having adequate insurance for your unit will make repairs after flood, fire, or other damage much more affordable.

TIP OF THE MONTH

The Grande South is almost ten years old, and consequently, there are some items within your unit that may be beginning to fail. Two things to consider doing soon are replacing the wax ring and toilet feed lines on your toilets.

Every toilet has a wax ring. This component provides a water-tight seal between your toilet and the sewer drain. Over time, it deteriorates, and unfortunately, your neighbors below you will be the first to notice. We highly recommend that you take action to replace this part before a simple replacement turns into a water extraction, remediation, and drywall replacement issue.

Secondly, the toilet feed lines that run from the bottom of the tank are fitted with a plastic nut. Over time, this plastic weakens, and eventually, the nut will crack, causing a water leak. We also recommend that you replace this plastic component.

A good vendor to use for both of these replacements is Rescom, who can be reached at (760) 407-0250.

Written and edited by: Aileen Ryan and Corinne Marrinan

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

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