



Professionally Managed by Action Property Management

BOARD OF DIRECTORS:

Cal Zissel, President
Phil Hoffman, Vice President
Ed Benschop, Secretary
Len Campanaro, Treasurer
Larry Allman, Director

NEXT BOARD MEETING:

December 18, 2013

6:00 P.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:

Holiday Dinner Cruise on the Hornblower
December 7th, 2013 @2:30 P.M.



From all of us serving you here at the Grande South to all of you, we wish you a happy and healthy holiday season! –The Grande South Management & Staff

Annual Meeting Review:

The Annual Meeting of the membership was held on Wednesday, November 20, 2013 at the Wyndham San Diego Bayside as scheduled. Board President, Cal Zissel, gave the President's Report and Len Campanaro presented the Financial Report. The guest speaker was the association attorney Jon Kaneda, who reported on and answered questions regarding the Starline window warranty claim issues. Ballots to elect new Board Members were collected. The results of the election are as follows: Cal Zissel, Phil Hoffman, and Larry Allman.

Congratulations to our newly elected and returning members of the Board of Directors!

Fixed Rates with Comfort Systems:

We are excited to advise all of you that as a courtesy to our residents, we have worked with our approved plumber, California Comfort Systems, to offer fixed discounted rates of \$89 call-outs and \$35 truck charges. That's a savings of approximately \$30 per call. Should you require a plumber, Comfort Systems can be reached at (858) 564-1100.

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Holiday Decorations & Christmas Trees:

HOLIDAY DECORATIONS: Holiday decorations visible from outside the building or the common area of the building may be displayed until January 10th. Wreaths may be hung on doors using “over the door” type hangers. No holes may be drilled or nailed on the outside of your front doors or on common area walls. Also, please remember to turn off the lights on your tree when not home or when you are asleep. Exterior lights must be turned off by 10PM.

CHRISTMAS TREES: Please watch for posted notification of where to dispose of your trees after Christmas. Trees must be wrapped when being brought in and out of the building and trees may NOT be brought through the Lobby or Ground Floor common area. Please ask the Front Desk for large Christmas tree bags before bringing the tree in or out of the building.

Holiday Schedule Reminder:

To maintain a peaceful holiday environment at The Grande South, please be reminded that no deliveries will be allowed on Christmas Eve, Christmas Day, New Year’s Eve, or New Year’s Day.

Package Pick-Up:

Packages galore!!!

As you can imagine, the number of deliveries at the Grande South easily quadruples to over 100 per day during the holiday season.

We have very limited space for storing packages. PLEASE assist your hard working Front Desk staff and retrieve your packages as soon as possible to prevent overcrowding and possible confusion. We thank you in advance!

Bike Audit:

Have YOU registered your bike yet?

We are currently in the process of executing an audit of the bicycle storage rooms on P1. It is MANDATORY that all residents with bikes register them and obtain a new registration sticker whether previously registered or not.

All bikes that are not registered by December 18, 2013 **will be removed and donated to a local charity.**

Don’t let this happen to you! Be sure to stop by the Front Desk and take action as soon as possible.

Staff Holiday Appreciation:

On behalf of the Grande South staff, THANK YOU so much to all of you who contributed to the Staff Appreciation Holiday Fund. It is a pleasure to serve all of you.

A Word of Caution:

Be warned!

We have had reports that the guest parking area has become a “hot spot” for the police to patrol, and it’s due to the illegal left-hand turn many people are making to enter the parking lot.

If you are using a guest parking space, or if you have friends using the space, please be advised that taking the time to go around the block and down Broadway to enter the parking lot could save you a lot of money.

Warranty Information: Cabinet Hardware:

Management has received notification from some residents that if you’re an original owner and the hardware on your cabinets or drawers is beginning to fail, help may be available. Hettich America, a subsidiary of Hettich International, is the company responsible for the cabinet hardware for original cabinets in the units.

They are honoring warranty claims for weak or broken hardware if you submit a warranty claim. Management has placed the replacement form on The Grande South website (titled Hettich Replacement Form), or you may contact the company by emailing info@hettichamerica.net or calling 877-777-1772. There is a shipping and handling cost of \$20 to send new hardware to owners, and you are responsible for installing the hardware yourself; there isn’t a representative from Hettich that will come out and do so for you.

If you have specific questions regarding the cabinet hardware, management suggests calling or email Hettich America directly for further assistance.

Tip of the Month:

In light of the holidays, we would like to remind you that it is highly recommended that you shut off the water to your unit should you leave 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.

Written and edited by: Aileen Ryan and Corinne Marrinan

BUILDING CONTACT INFORMATION

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