



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:

January 15, 2014

6:00 P.M. in the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 6:30P.M.

(January meeting will be held on 1/16)

Building: 2nd Monday @ 4:00P.M.

Landscape: 4th Thursday @ 4:00P.M.

UPCOMING EVENTS:

Social Committee Coffee:

February 22, 2014

Watch for flyers!



Assessment Amount Changes

As you may be aware, the monthly assessment amount can change at the beginning of each year. At the end of November, homeowners were sent a budget disclosure, which included a Schedule of Assessments. This schedule showed the various 2013 assessment rates based on your floor plan, and also showed the new 2014 assessment rates.

Changes in your assessment amount were reflected in the January statement, which owners recently received. If you are currently signed up for ACH payments through Action Property Management, the amount debited from your specified account will be automatically updated. However, if you use an automatic Bill-Pay system through your bank, it is necessary for you to manually change your payment amount to avoid possible late charges or underpayment on your association account.

Please feel free to contact the onsite management office at the Grande South with any questions you may have or if you would like assistance signing up for ACH (automatic payments) through Action Property Management.

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2014 Rules and Regulations

Have you read the Rules and Regs?

Starting January 1, 2014, the updated rules and regulations for The Grande South take effect. What does that mean to you? Below are some of the most notable updates:

- * Lounge reservations have increased from \$100 to **\$125**
- * Guest suite reservations have increased from \$100 to **\$125/night**
- * The pool and spa area is available for **residents only** (i.e., no guests) on the following days: Memorial Day, Independence Day, Labor Day
- * Residents are encouraged to utilize a lockbox for keys intended to be left for a period over 24 hours, rather than leaving keys for an extended period at the front desk. There is a resident lockbox bar in the Service Corridor.
- * Residents who have pets with the propensity for relieving themselves inside the building should utilize the service corridor or south west lobby exit rather than utilizing the main lobby area for egress.
- * Though not a new rule, it's imperative that owners understand and follow the Association's established rules for leasing units:
 - A) Rental terms shall be for no less than six (6) months
 - B) A rental package shall be completed and returned to the Front Desk prior to tenant occupancy
 - C) Owners shall provide names, contact information, and vehicle information for all tenants
 - D) Change of Occupancy fee of \$500 shall be provided prior to move-in, regardless of whether furniture is being moved into or out of the unit.

All owners and residents are encouraged to read the Rules and Regulations packet provided with the annual budget mailing. If you do not have a copy, one is available on thegrandesd.org, or Management can provide a copy to you.

Thank you in advance for your cooperation!

Bike Audit:

The bike audit is officially complete, and all bikes that were not properly registered **have been removed** from the bike room.

This is your absolute last chance! Approximately fifteen (15) bikes were unclaimed and will be donated to a local charity. If you didn't claim your bike, please do it now before it's too late!

Automated External Defibrillator:

Many of you may not be aware of the fact that the association has an Automated External Defibrillator (AED) mounted to the wall in the Lobby near the Lounge. Although we hope to never have to use this machine, it's useful to know that in the event it is needed, this machine will verbally walk you through all the necessary procedures to treat cardiac emergencies. We hope to have a training session set up in the near future for all residents interested in learning how to operate this machine.

Elevator Lobby Upgrades

Elevator lobby upgrades are in full swing!

As you are probably aware, ADA door openers were installed to one side of each elevator lobby on the parking garage levels, in an attempt lend a "helping hand" to residents using the bell carts, bringing trash to the bins, or who simply could use the help opening the door. It was our hope that the doors would be saved from dings and scratches by not having residents push the bell carts into the door in an effort to keep it open— and believe us, we know it was difficult to carry anything in through those doors!

Unfortunately, the doors are just as scratched and dinged as they were before. We ask that you please be as careful as possible not to let keys, boxes, bell carts, etc. bump into these doors, causing unsightly imperfections. We thank you in advance for your cooperation!

Tip of the Month:

Did you know that it costs the association \$1.50 per person to mail out assessment statements every month? Did you know that it only costs \$0.15 to send the statement electronically?

Approximately two-thirds of members still receive their statements via paper mail. Signing up for electronic statements can save the Association over \$2,500.00 annually. Saving money here and there can help reduce the need for future increases in assessments.

Please take the time to log onto your homeowner account at www.vivoportal.com to opt for electronic statements in the Account Summary section on the homepage. If you have not signed up for a homeowner account, please see Aileen Ryan or Corinne Marrinan for instructions on how to do so.

Written and edited by: Aileen Ryan and Corinne Marrinan

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

(619) 236-1122 p / (619) 236-1436 f

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