



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:

Wednesday, March 19, 2014
6:00 P.M. in the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: 1st Thursday @ 6:30P.M.
Building: 2nd Tuesday @ 4:00P.M.
Landscape: 4th Thursday @ 4:00P.M.

UPCOMING EVENTS:

Saint Patrick's Day Party
March 15th
4:30P.M.—6:30P.M.
21+ only

Water Detection

As you are all aware, each unit has a water detection system, which was set in place in 2007 at the direction of the Board of Directors.

The Detection system has been a fantastic tool to have at The Grande South in terms of alerting us of water intrusion. There have been hundreds of times where these alarms have gone off, and we were notified immediately of a leak before it became a full-on flood and a huge financial expense.

The system, however, is not all-knowing. The sensors need to actually make contact with water in order to go off. This means that it is possible that there could be a leak in your unit that goes undetected by the detection system.

After almost seven years of working with this system, we have a recommendation for you: **Add a sensor to the doorway of your restrooms.**

The current location of the sensors in the restrooms is a good one— it will catch leaks due to wax ring failures or a crack in the nut that keeps the water feed intact. It probably won't, however, catch an overflowing toilet.

The restroom floors are on a slight slope, which will lead the water from an overflowing toilet out of the restroom and into the hallway. Adding a sensor near the doorway would be a great way to catch that leak before your downstairs neighbors do!

Individual sensors can be purchased for \$83.06. If you're interested, simply let the Front Desk know and drop off a check made payable to The Detection Group. We'll coordinate the visit with the vendor for installation.

If you are interested in other locations, or have any questions about the system, please let us know!

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Did You Know?

Every Friday night at 5:30, residents gather for “happy hour” either in the lounge if available or by the pool weather permitting. It is a very casual non-hosted event so bring your favorite beverage and perhaps a snack to share and meet your neighbors! All residents are welcome.

Newspaper Deliveries

Do you subscribe to a daily or weekly newspaper service? Do you remember to cancel the service or let the Front Desk know that newspapers will be collecting at your door while you’re out of town?

Often times, security will collect newspapers from your front door, and we’re not sure whether you still want to read them, or if you’d prefer they be recycled. Letting us know ahead of time will prevent us from interrupting your vacation with a phone call, and could also allow us to donate a newspaper to a resident or staff member.

Thank you in advance for your consideration!

Saint Patrick’s Day Festivities!

Stay home this Saint Patrick’s Day and have a blast with your neighbors!

The Grande South’s Social Committee has arranged to have a get together with food and drinks (21 and up, please) in the Lounge! The event begins at 4:30P.M. and will end at 6:30P.M.

Space is limited, so make sure you sign up at the Front Desk prior to March 3rd. The cost per resident is \$10.00. Sláinte!

WiFi: Are You Protected?

Do you have Wi-Fi? Is your connection secure and password-protected? Do you have a Guest Network that is password protected?

Please take a look at your connections and make sure you aren’t *over-sharing*. Aside from a possible security hazard, having an unsecured network can lead to higher internet bills and decreased internet speed.

Instructions on how to secure your wireless network can be found easily by doing a search on Google or YouTube.

Grande South Shop

Filters, flappers, light bulbs and more! Get it all at The Grande South Shop!

A list of items and costs can be found at www.vivoportal.com.

Please call the Front Desk for assistance!

Go Green!

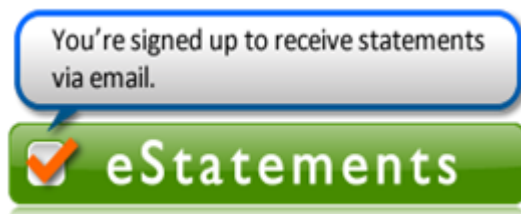
Thank you to everyone thus far who has signed up to receive electronic statements! For those of you who missed the memo, we’d like to make you aware of the costs of receiving paper assessment statements each month.

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?

Signing up for electronic statements can save the Association thousands 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 ask your Managers for instructions on how to do so.



Tip of the Month:

Hooray, we finally got some rain! We’re not out of the woods yet, though.

We still need to do our best to conserve water. Here are a few helpful tips on how YOU can help reduce your usage:

- ◆ Change out your toilet flapper
- ◆ Place a blue dye tablet in the toilet tank to determine if there is a leak. Tablets can be obtained at the Front Desk
- ◆ Place a bucket in your shower to catch the cold water as your shower is warming up
- ◆ Take showers, not baths
- ◆ Check your faucets for drips

Try to minimize your usage by 20%. Every drop counts!

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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