



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, July 16, 2014
6:00 P.M. in the Lounge

MONTHLY COMMITTEE MEETINGS:

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

UPCOMING EVENTS:

- ◆ Social Committee Martini Party
September 6, 2014
- ◆ Wine and Cheese Party
October 25, 2014

Water Treatment System

At the June Board of Directors meeting, the Board approved the installation of a new water treatment system! This system will filter the water supply without using salt or additives to soften it. This system will also keep all the good minerals in the water and keep all the bad out— which is going to give us healthier pipes in the building— and in you!

VIVO Homeowner Portal

We're continuing to add to and improve upon the VIVO Homeowner Portal. As mentioned in our previous newsletter, by logging onto www.vivoportal.com, you can view your account information, switch to electronic statements, view Governing Documents, and more! We're now adding some important information on water shut-off locations within your unit, Minutes from various Committees, and so on. If you'd like to set up a homeowner account and you're not sure how, or if you're a tenant and you'd like access, please e-mail Aileen or Corinne for instructions.

HVAC Maintenance

It's about that time! HVAC maintenance will be taking place within the next couple of months. During that time, the vendor will replace your air filters and thermostat batteries, check your piping, valves, coils, and condensation pans, and provide a report to management and owners on their findings. Watch for flyers with dates!

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Staff Changes

Last week, we received resignation from a wonderful Front Desk staff member, Kayla Bowen. Kayla was an extraordinary team member and she will be greatly missed by all! We wish her well in her future endeavors.

We are currently seeking a new team member to take on Kayla's evening shifts. Please be sure to stop by and say "hello" once the new team member has been selected!

Things you Always Wanted to Know and Never Wanted to Ask

How do I shut off the water if I have a leak? Where is the gas shut off? What is that beeping from the front hallway closet? How do I turn the power back on if I've tripped the electricity? Where is the dryer vent and how do I keep it clean?

These and other questions you may have about your condo can be answered by The Grande South maintenance staff. While the maintenance staff does not complete maintenance for components inside the units, we can and will walk you through what you, as the owner, are responsible for, and what you can do yourself. Everyone should know where your water shut offs are located. Cleaning your dryer vent on a regular basis will help prevent flooding in your ceiling (and your neighbor's!).

Management provides a walkthrough of the units for new residents, but if you'd like a refresher or if you are a long-term owner and haven't received this information, please contact the front desk. They will set an appointment for in-house maintenance staff to answer your questions!

Resident Information Files

How long have you lived at The Grande South? A year? 5 years? Even longer? Your Resident Information File may need some updating!

Often times we notice that owners or tenants might have multiple housekeepers listed on their guest list or enough cell phone numbers to make the Front Desk's head spin! If you aren't careful to advise the Front Desk of when a guest is no longer welcome up to your unit without a call, or when that old cell number is history, we end up with a very dated and inaccurate file.

We encourage you all to update your Resident Information File. Ask the Front Desk for a new form or request to see your old profile so that you can make the necessary changes.

Tip of the Month

A very common plumbing issue we see in vertical communities is an issue with hot and cold water. Sometimes the hot water side of our faucet will become the cold water side. Sometimes we see the hot water functioning only minimally. The very odd thing about it is that if you're experiencing this issue, the solution may not be in your unit— it may be in someone else's. Even more bizarre? They might not be having an issue at all!

The components that affect the flow and temperature of water are called the mixing valve and the balancing cartridge. They reside in your in your shower faucet.

If you are experiencing an issue like this, please let us know immediately. We're here to help! Model numbers and information for these parts are available upon request.

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
1199 Pacific Highway, San Diego, CA 92101

Corinne Marrinan, General Manager: cmarrinan@actionlife.com

Aileen Ryan, Assistant Manager: aryan@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org