



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, August 20, 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.

Finance: Monday before Board Meeting @ 4P.M.

Neighborhood: 1st Monday of the month @4P.M.

#### **UPCOMING EVENTS:**

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

#### HVAC Maintenance

The time has come! Pacific HVAC will be onsite August 11th- August 22nd to conduct their annual service, which will include the cleaning and testing of your HVAC system, a visual inspection, filter replacement, replacement of batteries in the thermostat, and a report of their findings with any recommendations they may have to each unit.

During these two weeks, a Pacific HVAC technician and a security guard will need access to your unit. Each unit has been scheduled on a specific date. Due to the magnitude of this project, rescheduling is not an option. If you do need to reschedule, this will need to be coordinated directly with the vendor and at your own expense. During your scheduled time, please make sure your pets are secured and all items/shelves are removed from in front of your HVAC units.

#### Plumbing Rates

In July, we featured a "Tip of the Month" article on failing shower cartridges, which affect your hot and cold water. We've had a plethora of cases in the past couple of months where these cartridges needed to be changed. Due to the frequency of this occurrence, our preferred vendor, California Comfort Systems, has offered a discounted rate to residents if eight (8)

#### **IN THIS ISSUE**

- 1 HVAC Maintenance
- 1 Plumbing rates
- 2 Meet the Staff
- 2 Propane Restrictions
- 2 High Rise Etiquette
- 2 Tip of the Month

or more units are scheduled for service on the same day. If you're interested in signing up for this service or would like to know more about the rates being offered, please contact either Aileen or Corinne.

### Meet the Staff

Many of you have expressed that while you know most of the staff here at The Grande South, there are a couple of people that you're not quite as familiar with. This month we're

featuring our Janitorial Staff, Personal Touch. Patty Chagolla, Supervisor, and Francisco Serrano, Assistant Supervisor, lead the janitorial staff. Each of them have been here for over four years(!) and love working with a close-knit team and amazing residents. Daisy Estrada has held her position for over a year as a technician and technicians Claudia Mendiola and Alfredo Ugalde have been here for several months and fit in beautifully.

These five people work tirelessly to keep 3 parking garages and 39 residential floors looking as good as possible each and every day. They're an integral part of the staff and we're so grateful to have such a wonderful crew! A captioned photo of the Personal Touch crew will be posted in the bulletin board next week for those of you who'd like to put a name to a face.

### Propane Restrictions

Earlier this month, a flyer was distributed regarding the Fire Code for open flame cooking devices in multi-unit dwellings. Please be reminded that no one should have a propane tank on their balcony larger than one (1) pound capacity. This pertains to propane tanks used for both barbeques and heaters. While we know that this is upsetting, there are adaptors to purchase that will allow your grills and heaters to operate with one (1) pound cylinders. If residents would like to lodge a complaint, please

do so with the San Diego Fire Prevention Bureau directly, at (619) 533-4400. Thank you for your cooperation with this madate. Please be sure that when removed, the tanks are not thrown down the trash chute or placed in the dumpster or your storage locker, but are taken to a propane dealer to be recycled.

### High Rise Etiquette

This week we found tons of cigarette butts on the grounds and on residential balconies (brought down to management by residents) and...wait for it... a shower rod in the trash chute. A SHOWER ROD! This caused the trash chute to back up and caused our Maintenance Technician to be elbow deep in garbage, trying to pry it out.

PLEASE be a good neighbor/resident and do not toss things where they don't belong! Cigarette butts should never be dropped from your balcony and nothing other than a secured bag of trash should be thrown down the trash chute.

### Tip of the Month

In light of the pool being empty for the most part of the 4th of July, the Board may consider altering the pool access rules for the next holiday , Labor Day, which is currently designated to residents only.

The proposed change has been posted on the bulletin board (and was also sent out via e-mail) for a 30 day comment period. Thank you to those of you who have already commented, and for those of you who haven't, there's still time! E-mail Aileen or Corinne with a written comment and we'll be sure to relay your statement to the Board of Directors for consideration.

*Written and edited by: Aileen Ryan and Corinne Marrinan*

## **BUILDING CONTACT INFORMATION**

**The Grande South Website:** [www.thegrandesd.org](http://www.thegrandesd.org)

**Front Desk & Management Office:**

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**Aileen Ryan, Assistant Manager:** [aryan@actionlife.com](mailto:aryan@actionlife.com)

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