



Professionally Managed by Action Property Management

## **BOARD OF DIRECTORS:**

Cal Zissel, President  
Phil Hoffman, Vice President  
Larry Allman, Secretary  
Thomas McQuade, Treasurer  
David Ely, Director

## **NEXT BOARD MEETING:**

January 27, 2015

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's Super Bowl Party

Sunday, February 1st, 2015

2:30P.M.

Bring your own snacks to share! Wine beer and soft drinks will be provided!



## Assessment Amount Changes

At the end of November, homeowners were sent a budget disclosure, which included a Schedule of Assessments. This schedule showed the various 2014 assessment rates based on your floor plan, and also showed the new 2015 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.

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### Assessment Amount Changes, Continued

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 Direct Debit via the onsite VIVO Homeowner Portal.

### P-1 Resurfacing Project

On Monday, February 2nd, we will begin a month-long project to resurface the drive areas on level P-1 of the garage. This will include the application of several coats of primer and epoxy in an effort to keep the garage free of water leaks and keep your cars free of damage from those leaks.

This project will be staged in phases. During each phase, vehicles in the affected areas will need to be removed from the garage. For many residents with parking spaces on P-1, this will mean that your parking space will be inaccessible for up to several weeks.

Management and the Board are working on finding parking spaces within the garage for residents that will be displaced. If you have a spare parking space and would be kind enough to let another affected resident use it during the month of February, please let us know!

Please watch for e-mails and flyers with more information and the project schedule.

### Holiday Thank You

A week before Christmas, the Front Desk, Security, Janitorial and Maintenance staff members all met for a staff luncheon where we

distributed their staff appreciation holiday bonuses, funded by all of you! It was truly heartwarming to see how absolutely thrilled they were, and it brings great joy knowing their Christmases are nothing short of wonderful because of you. THANK YOU for your generosity year after year— we are so grateful to work in a building with such amazing residents!

The giving didn't stop there! We collected a fantastic amount of toys for children in military families this holiday season. On behalf of USO San Diego, thank you!

### Tip of the Month:

As most of you know, you pay taxes for a program called Clean and Safe, which is a Property and Business Improvement District whose mission is to keep the areas it serves (Core Columbia, Cortez, East Village, the Gaslamp Quarter, and Marina) free of trash and graffiti and full of beautiful plants and well-lit streets. Additionally, they are committed to ending homelessness by either housing the homeless, or by reconnecting them with their families.

In a recent bulletin, Clean and Safe offered a new way for downtown residents to report issues in their neighborhood. Simply send a text to **(619) 414-2698** with a brief description of problem and the location to their "duty phone" and the maintenance supervisor will dispatch someone to take care of the issue. You can even text a photo of the problem to them! Thank you for helping to keep your neighborhood looking its best.

Happy New Year!

*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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