



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:**

May 26, 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.

Finance: 3rd Monday of the month @ 4:00 PM

Communications Committee: Thursday, May 28th @ 4:00

**UPCOMING EVENTS:**

*June 6th: Social Committee's "Cheeseburger in Paradise" Party with a special music guest!*

Universal and Electronic Waste Disposal

When you pass by the oversized trash and recycling bins on P-1, it's likely that more often than not, you'll see items sitting next to the bins. The next day, the trash and recycling bins have been emptied, and the items are still there. Why? Those items are likely universal waste, like batteries, light bulbs, old cell phones, etc. and not items that the refuse service will dispose of.

At the April Board of Directors meeting, the Board resolved to place a Universal Waste disposal station onsite. Residents will be able to dispose of lightbulbs, batteries, and ink cartridges in the provided receptacle. Additionally, we will hold a twice annual e-waste event where old computers, cell phones, hard drives, televisions and more will be taken offsite for you and safely disposed of.

Rock 'N' Roll Marathon

San Diego's 18th annual Rock 'N' Roll Marathon will take place on Sunday, May 31st. While Pacific Highway will not be directly impacted, please expect traffic delays between the hours of 6AM and 4PM. A map of the marathon course can be found on the ground floor bulletin board.



More information can be found online at [runrocknroll.competitor.com/san-diego/](http://runrocknroll.competitor.com/san-diego/).

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### Water Conservation

It's no surprise residents of California have been asked to cut water usage by 25% due to the drought. Living in a high-rise building, many residents may be unaware of the multiple ways we can work together to reduce water usage. An on-going part of the monthly newsletter will be dedicated to sharing ideas on water savings for all residents and also sharing our water usage and savings versus the same month last year.

In the month of March, the building used an average of 23,033 gallons of water per day. **That's about 42 gallons per person per day.** This is an increase of 9.29% over March 2014, where the building used an average of 21,024 gallons of water per day.

### The Cooling Towers

It's that time of year again – summer is on its way, temperatures are rising, and many of you may be reaching to adjust the thermostat to cool your unit off a few degrees. At the same time, we're in a drought in California and being asked to reduce water usage by 25%. What do these two things have in common? The Cooling Towers.

The HVAC units in The Grande South operate by means of two cooling towers that are on the roof of the building. The cooling towers use water to remove heat from the building. A loop of pipes with water in it runs through the building, picking up heat along the way, and uses a chiller to circulate and cool the water. The heat removed by the chiller is pushed to the outside by a condenser loop. By pushing the heat out, the cooling tower uses evaporation to cool the piped water. The cooled water is then circulated back to the chiller in a continuous loop. The water that is lost into the atmosphere through evaporation has to be put back into the system to ensure there is enough water going through the loops. The more people using their ACs, the more evaporation is caused, and the more water is used to keep the pipes flowing properly.

Think of it like a human body – when you get hot, your body perspires. That perspiration evaporates, causing heat to be pulled away from your body. You drink water to put back that lost moisture into your body, just like water has to be put back into the HVAC loop system to make up the evaporated water.

Evaporation can cause the building to lose and have to make up 6,000 gallons or more per month!

So what can you do? Open your windows instead of turning on the AC. This is best way to conserve water evaporation. If that just isn't an option for you, consider keeping your unit at a comfortable temperature consistently, rather than coming home to a blazing hot condo and blasting the AC. Less water is evaporated if you keep your unit at a comfortable 74 degrees than if it reaches 80 during the day and you turn the AC down to 68 when you get home.

Working together we can all make an impact and save water!

### Conference Room Rules

The Conference Room is a great amenity to have when you need to print out a boarding pass, send a fax, or even have a small meeting amongst friends or colleagues. This past month, however, we had a huge spike in our bill for the printers (about \$400.00!) which came from resident use.

Please keep in mind that the Conference Room printer is not to be used as a personal printer, and only a couple printed sheets at a time is permitted. If you're in a bind and need to print a large quantity, it is mandatory that paper supplies are supplied by the resident.

### Tip of the Month:

Many professional plumbers and home inspectors recommend that you change your washing machine hoses every five years. Also recommended is an upgrade to stainless steel braided hoses should you still have rubber hoses. For your convenience, The Grande South has purchased a quantity of these stainless steel braided hoses, which are available for purchase at the cost of \$25.00 (payable by check only).

We encourage you to hire a reputable company to execute the installation of these hoses. We recommend Rescom Services. Rescom can be reached by calling (760) 407-0250. Improper installation could lead to a ruptured hose, and could result in a flood.

If you are unable to change your hoses at this time, we encourage you to turn off the water valves when away from home.

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

## **BUILDING CONTACT INFORMATION**

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