



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:

June 23, 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 @ 4:00 PM
Neighborhood: 1st Monday @ 4:00PM

UPCOMING EVENTS:

Cheeseburger in Paradise

Saturday, June 6th

4:00PM—7:00PM

What Can I Put Down My Garbage Disposal?

The information below is directly from the manufacturer's website and owners manual and should be used as a guide.

Do: Turn on a moderate to strong flow of cold water before turning on the disposal and continue running cold water for 15 seconds after grinding is complete to flush the drain line.

Don't: Don't allow grease or fat to go into your disposal or drain. This can wreak havoc on your drain, the building main drain, and the city main drain. Pour grease and fat into a container and place in your refrigerator until it becomes a solid, then place in the trash.

Don't use hot water when using the disposal.

Don't fill the disposal with vegetable peels. Vegetable peels when ground are likely to stop in the drain line.

Don't grind extremely fibrous materials such as corn husks, artichokes, etc.

Don't turn off disposal until grinding is completed and only the sound of the motor and water is heard.

Don't put rice or pasta down the drain as they become hard blockages in the drain line.

Don't put coffee grounds or egg shells down the disposal as this may cause the disposal to jam.

Do not put steel wool pads in the garbage disposal or dental floss down the drain.

Do not put drain cleaner down the garbage disposal. This will damage the disposal and could injure someone clearing a stoppage.

If you notice your drains are draining slowly, this may be early warning of trouble ahead. Notify management so we can attempt to prevent a bigger problem for you and your neighbors. If you have household help please make sure they also understand the items above.

Your neighbors on the lower floors suffer when the wrong things are put into the drains whether through the garbage disposal or down the drain. Plumbing vendors have found steel wool, dental floss, vegetable peelings, and grease in The Grande South drain lines. Whatever is placed in the garbage disposal or your drain may cause your drain line or your neighbors' to back up. Please help avoid this by following the manufacturer's instructions.

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Water Report

How much water did The Grande South use in the month of April? 618,596 gallons! This is equal to roughly 93 gallons of water per household, per day, which is 22% less than April 2014. Way to go saving water! It takes every individual to help conserve water in this building. Let's see if we can have another month of savings.

Downtown Increased Homeless Population

The homeless population in downtown San Diego has increased 26% since this time last year. According to the Union-Tribune in an article published May 27th, downtown San Diego has 833 unsheltered people. Kris Michell with the Downtown San Diego Partnership and Councilmember Todd Gloria have both commented that organizations in downtown are working to mitigate this issue.

Since over 60% of the homeless population in downtown are not from San Diego County, officials are trying to figure out what is bringing them here. One man interviewed said that he conducted a Google search for the best cities for homeless people, and San Diego made the list. Another said he was given a bus ticket to San Diego by a friend. With the increased number of homeless downtown, there aren't currently enough shelters and services available for them.

There are several ways you can help and provide clothing, food, toiletries, donate money, and volunteer to help the homeless community in San Diego. The San Diego Police Department urges people NOT to offer money, food, clothing, etc. to homeless people you see on the street. Instead, contact a local service like those listed below to assist them in helping the homeless population in San Diego.

Father Joe's Villages—<http://my.neighbor.org>
United Way—www.uwsd.org
San Diego Rescue Mission—www.sdrescue.org

We also work closely with Clean and Safe to escort homeless people off of building property and remove grocery carts and other items left on The Grande South property. Clean and Safe can be reached at 619-234-8900, or you can file a report online at:

<http://www.downtownsandiego.org/clean-and-safe/#>

Train Station Platform

Recently we've received several complaints of excessive debris

on the train platform. Please be advised that for all train platform issues, the correct contact is the North County Transit District. The NCTD's customer service can be reached by telephone at **(760) 966-6500**, or by e-mail at **creports@nctd.org**.

Waterfront Park Events

June is going to be a busy month at the Waterfront Park! Between weddings, yoga events, American Idol auditions and a music and beer festival, every weekend will bring some sort of festivity. A calendar of events has been posted on the bulletin board and shows the dates and estimated attendance of each event.

Gym Etiquette

Dropping free weights onto the ground is both dangerous and LOUD! When using the free weights, please place weights gently on the ground between lifting intervals and re-rack all weights when you are finished.

Tip of the Month:

Two years ago, the association replaced the rubber hoses on the back of everyone's HVAC units with metal braided hoses. The metal hoses are more substantial than rubber, do not wear as quickly, and will help prevent water leaks and floods.

Like the HVAC hoses, there are other water using appliances in your unit that have rubber hoses. At almost 11 years old, the hoses are at the end of their useful lives and should be replaced to help avoid leaks and floods. The washing machine hoses and dishwasher hoses can be replaced with steel braided hoses, which are stronger than rubber and will help protect against flooding.

If you have these items replaced, the Board HIGHLY recommends using an approved association vendor like Rescom Services or Comfort Systems, as they know the nuances of the appliances in the building, are fully licensed and insured, and guarantee their work. Owners who have used vendors not familiar with the building in the past have ended up with leaks and water damage to their units and neighboring units as well.

Please keep an eye out for a bulk scheduling deal from Rescom Services.

Written and edited by: Aileen Ryan and Corinne Marrinan

BUILDING CONTACT INFORMATION

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