

# THE GRANDE SOUTH AT SANTA FE

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# NEWSLETTER

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AUGUST 2015 / VOLUME 11, ISSUE 8



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:

August 25, 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:

*Webpass hosted event August 6th*

*5:30PM—7:00PM In the Lounge*

*Sign up at the Front Desk— Space is limited!*

### Association Sponsored In-Unit Service

The association sponsored in-unit service begins this Monday, August 3rd!

California Comfort Systems will be onsite August 3rd– August 14<sup>th</sup> to conduct their annual HVAC service, which will include the cleaning and testing of your HVAC system, a visual inspection, filter replacement and replacement of batteries in the thermostat.

In addition to the routine annual service of the HVAC units, Comfort Systems will concurrently conduct a plumbing inspection in every unit. This will include inspection of the kitchen, bathrooms, and laundry water supplies, as well as the shut off valves in each unit. A report of the findings and anything that is in need of repair will be left with each homeowner as well as with management.

All items that are noted by Comfort Systems as needing repair are to be scheduled by the homeowner with Comfort Systems directly. Additionally, payment will be the responsibility of the unit owner.

During this time, California Comfort Systems, accompanied by Security, will need access inside your unit. The emergency key on file will be used to enter your unit if you are not home. Comfort Systems will be working from the top floors down. A schedule for this service can be found on the VIVO Homeowner Portal ([vivoportal.com](http://vivoportal.com)), the bulletin board and at the front desk. Copies were also sent out via e-mail and placed under unit doors. This is a very large project with strict schedule requirements. Regrettably, rescheduling is not available.

Prior to your scheduled timeframe, please make sure your pets are secured and all personal items and/or shelves are removed from in front of your HVAC unit(s). Additionally, all items around all water sources should be removed and should be readily accessible to them to allow Comfort Systems to stay on schedule and minimize time in your units. Your HVAC unit and water supply lines will NOT be serviced if they are not readily accessible upon arrival to your unit.

Thank you in advance in helping to make this important service to our homeowners a trouble-free process.

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### Water Update

The Grande South Continues to Conserve!

The water bill for service from June 10<sup>th</sup> through July 10<sup>th</sup> shows an 18.25% **reduction** in water use over this period last year. This averages to 26,005 gallons of water used per day, or 117 gallons of water used per unit per day, or 58.5 gallons per person in a 2 person household. Considering the average water usage in San Diego, according to the San Diego Public Utilities website is 88 gallons per person per day, we're doing great at The Grande South!

Thanks to everyone who has made a conscious effort to conserve water.

### RFID and Barrier Arm Implementation

By now you've surely noticed the barrier arms that were installed right in front of the garage entrance gate. These are part of the RFID and Barrier Arm project that was approved by the Board to increase security and stop tailgating into the garage.

Many residents have asked for a date when the barrier arms will be in use, and the short answer is – we don't know yet. The sensor needed for the arms is a new model that was slightly held up during production. Once we get an ETA on the sensor, we will hold a Town Hall Meeting to introduce residents to the new method of entry to the parking garage. Also, we will hold sign-ups for installation of the RFID stickers on vehicles. Nothing will change until we've held the Town Hall Meeting and installed the RFID tags.

For the time being, the arms will remain in the "up" position.

### Landscape Renovation

For the better part of a year, the Landscape Committee, along with the association's landscaper, Benchmark, have been forming a plan to renovate the center island. In just a couple short months, all will be able to enjoy the fruit of their labor.

The center island is the focus for this renovation, and the renovation itself has come about mainly for two specific reasons. First, the plant material has reached the end of its useful life. Second, California is in a severe drought. With this information, the Landscape Committee and Benchmark have come up with a new scheme, which will include a variety of colorful drought tolerant plants and a new drip line irrigation system.

Please be aware that during the demo process, large plant material will be moved from the center island and placed in truck beds, to be hauled offsite. This may cause a very slight delay in traffic in the center island roundabout. Thank you for your patience— we can't wait to see the final product!

### Rules and Regulations

At the July Board of Directors Open Session meeting, the Board approved the proposed 2015 General Rules and Regulations along with the Architectural Rules and Regulations. Thank you to all who took the time to read them and comment!

### Staff Changes

You may have noticed that we've had quite a few new faces around lately! Securitas will be taking over for our current security company, Universal Protection Services, beginning August 1st. We are very happy to add three new guards to the Grande South team.

Henry Malpica joins us with a seven year security background. Henry will be working the graveyard shift.

Steven Gondocs joins us from Securitas in Colorado and will also be working the graveyard shift.

Sergio Nezario joins us after four years of supervisory security experience and will be working the day and evening shifts.

Also joining us is a new Action employee! Morgan Cooper is our new full-time Front Desk Assistant. Morgan is a recent USD graduate and comes to us from her most recent position in sales at Nordstrom.

Please take a moment to stop and say hello to our new staff members!

### Tip of the Month:

In a 39 story building, a bag of trash has the potential of dropping over 400 feet before it reaches the ground floor trash compactor once it is placed in the trash chute. Dropping a bag of untied trash 400 feet can be quite a mess when it hits the ground floor. Dropping loose glass bottles? Downright dangerous!

Please remember to only place secured trash bags in the trash chute. Thank you in advance for your help!

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

## **BUILDING CONTACT INFORMATION**

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

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