



Professionally Managed by Action Property Management

**BOARD OF DIRECTORS:**

Cal Zissel, President  
Larry Allman, Vice President  
Len Campanaro, Secretary  
Thomas McQuade, Treasurer  
David Ely, Director

**NEXT BOARD MEETING:**

**\*Note date change for December\***

Thursday, December 10, 2015

6:00 P.M. in the Lounge

**MONTHLY COMMITTEE MEETINGS:**

Social: December 10 @ 4:30P.M. (in the Lounge)

Building: December 8 @ 4:00P.M.

Landscape: January 28 @ 4:00P.M.

Finance: December 14 @ 4:00P.M.

Neighborhood: December 7 @ 4:00PM

**UPCOMING EVENTS:**

*Social Committee's*

*Holiday Party @ Po Pazzo on 12/6*

Staff Appreciation Holiday Fund

Thank you so much to those of you who have donated to the annual staff appreciation holiday fund! Recently, we had a few homeowners ask if it was possible to donate to the fund via credit card. We are happy to announce that this is now an option via the Square system located at the front desk! For those of you who would like to donate to the staff appreciation fund, you may now do so by check or by credit card.

As a reminder, the Staff Holiday Appreciation fund is strictly for the benefit of the Front Desk staff, janitorial staff, security staff, and maintenance staff only -- a total of 16 staff members serving The Grande South.

If you would like to recognize the staff for their hard work and customer service, please make a check payable to THE GRANDE SOUTH HOA and leave it with Corinne Marrinan, General Manager, or Aileen Ryan, Assistant Manager, or visit the front desk and ask to make a contribution via credit card, using Square.

**Contributions need to be received by COB Monday, December 11, 2015 in order for your generosity to be included in the holiday appreciation fund.**

On behalf of the staff, thank you in advance for your consideration and thoughtfulness!

Annual Meeting

The Annual Meeting was held on Tuesday, November 17th in the Lounge for the purpose of electing three members to the Board of Directors for a two year term. Your three elected Board members are: Larry Allman, Len Campanaro, and Cal Zissel.

Thank you to everyone who voted!



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### Water Savings Continues!

For the month of October, The Grande South again saved water compared to the same month last year. In October, we used approximately 20,968 gallons of water per day as a building. This equals 94.7 gallons per unit, which is below the average household usage of 107 (as estimated by the San Diego County Water Authority). Keep in mind the actual per unit usage is actually even less than this, as there is water being used by staff and vendors as well as mechanical components. Water usage in October 2015 is 4.16% less than the usage in October 2014. As always, thank you for doing your part to conserve!

### Dog Owner Meeting

On November 3rd, a meeting for dog owners took place in the Lounge in an effort to discuss potential solutions to persistent issues at The Grande South: pet urination in the common areas and pet etiquette. Many residents were present for the meeting and several ideas were discussed. Management is working with the Board and various committees to find solutions that benefit everyone.

Since the meeting, we have received many questions regarding pet sitters, veterinarian recommendations, and so forth. Two great vendors to be aware of when you live in a high rise with a pet is a nearby pet hospital and a great dog walking service. The Banfield Pet Hospital has several wonderful wellness programs and is located nearby at 501 1st Avenue. Banfield can be reached at (619) 234-0394. Additionally, “Walk ‘N’ Roll Doggie” has long served as a dog walking and pet sitting service with wonderful reviews from our residents. Among walking and sitting, Roxanne, the owner, also offers pet taxi and day care services (for cats, too!) and can be reach at (858) 866-3665. As always, we encourage all pet owners to verify any service provider you use, including those for your pets, is insured and carries any necessary licenses.

### Assessment Increases

As you may be aware, the monthly assessment amount can change at the beginning of each year, with the approval by the Board of the annual budget. By now, homeowners have been mailed the annual disclosure packet, which, among other documents, shows your 2016 assessment rates.

Changes in your assessment amount will be reflected in your January statement. 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 with your bank directly to avoid possible late charges from underpayment of your assessments.

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 ACH (automated clearing house) through Action Property Management.

### Holiday Decorations & Christmas Trees:

*HOLIDAY DECORATIONS:* Holiday decorations visible from outside the building or the common area of the building may be displayed until January 10th. Wreaths may be hung on doors using “over the door” type hangers. No holes may be drilled or nailed on the outside of your front doors or on common area walls. Also, please remember to turn off the lights on your tree when not home or when you are asleep. Exterior lights must be turned off by 10PM.

*CHRISTMAS TREES:* Please watch for posted notification of where to dispose of your trees after Christmas. Trees must be wrapped when being brought in and out of the building and trees may NOT be brought through the Lobby or Ground Floor common area. Please ask the Front Desk for large Christmas tree bags before bringing the tree in or out of the building.

### Tip of the Month

In light of the holidays, we would like to remind you that it is highly recommended that you shut off the water to your unit should you leave town, whether it be for a few days or a few months. To better assist you, here is a list of the water shut-off valve locations in each unit:

- ‘01 Stack: Hallway closet
- ‘02 Stack: Master bedroom closet
- ‘03 Stack: Bedroom Closet
- ‘04 Stack: Master Bedroom Closet
- ‘05 Stack: Hallway Closet
- ‘06 Stack: Closet next to your washer and dryer

Penthouses (35th—39th floor):

- ‘01 and ‘02 Units: Hallway Closet
- ‘03 Units: Closet next to your washer and dryer

Townhouses: Water Entry Room on P1— Requires staff assistance.

## **BUILDING CONTACT INFORMATION**

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

**Front Desk & Management Office:**

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