



Professionally Managed by Action Property Management

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Note date change for January

Tuesday, January 19, 2015

6:00 P.M. in the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: Thursday, January 7 @ 4:30P.M.

Building: Tuesday, January 12 @ 4:00P.M.

Landscape: Thursday, January 21 @ 4:00P.M.

Finance: Friday, January 15 @ 4:00P.M.

Neighborhood: Monday, February 1 @ 4:00PM

*Happy
New Year*

Amendments to the CC&Rs and Bylaws

Owners will soon receive a mailing that details the upcoming vote to make changes to the CC&Rs and the Bylaws. The Board of Directors has worked on these amendments for well over a year and they are ready for distribution. The purpose of amending these documents is to update Civil Code sections, delete obsolete provisions, better identify maintenance obligations, rights of Owners and the Association, and restructure the documents for ease of reading.

Owners are encouraged to review the draft documents, which are located on the Vivo Homeowner Portal, under the Governing Documents folder, and ask questions or make comments to the documents for the Board to review.

On January 19th at 7pm, immediately following the January Board meeting, Jeff French, legal counsel for The Grande South, the Board, and Management invite all owners to a Town Hall meeting in the Lounge to review the substantive changes to the documents and answer homeowner questions.

Once any changes are made to the amended documents that arise from the Town Hall meeting, owners will receive a ballot and have a chance to vote for approval or disapproval of the amended documents. The association needs 67% of the voting power (149 votes) to vote in order to open the ballots and establish whether the amended documents have passed. In order to encourage owners to return ballots, the Board will be offering incentives, which will be announced during the Town Hall meeting.

Please watch your mail for the important documents you're going to receive, the first being a cover letter and explanation of changes to each document, which you will receive the first week of January.

Management is available to answer questions regarding this process and we thank you for taking the time to review these amended documents and vote!

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Board Meeting Date Change

The date for the January Board of Directors meeting has been changed! Please join us in Open Session at 6:00PM in the Lounge on **Tuesday, January 19th**.

From February on, the monthly Board meetings will also change to the fourth Thursday of the month. Mark your calendars!

Assessment Increase Reminder

As mentioned in the December Newsletter, homeowners were mailed the annual disclosure packet at the end of November, which, among other documents, showed 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.

Homeowner Contact List

Sometimes high-rise life can be a bit strange—living among hundreds of other people, but not really knowing many of them. Maybe that’s exactly what you’d prefer! Or maybe you’d love the chance to reach out to your neighbors and get to know them a bit.

At the October Board of Directors meeting, a homeowner wondered just that— how could we reach out to other homeowners? Well, Management certainly cannot provide any homeowner’s personal information to anyone. A homeowner, however, could provide their information to be used publicly within the building.

Management is compiling a list of homeowners who would like to add their names, unit numbers, e-mail address, phone numbers, etc. to a Grande South directory in order to better connect with the building community. You can volunteer some, all, or none of the information listed above— it’s up to you!

You may meet a great new friend or have a few interesting discussions. Please see the Front Desk if you are interested.

Holiday Thank You

On December 17th, the Front Desk, Security, Janitorial and Maintenance staff members all met for a staff luncheon in the Lounge where management distributed their staff appreciation holiday bonuses, funded by all of you! It was truly heartwarming to see the entire Grande South team together, and it brings great joy knowing their holidays 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— much more than we collected last year! USO sent a heartfelt letter of appreciation thanking all of you who donated. Thank you again!

Tip of the Month

This winter, we can expect colder temperatures and plenty of rainy days due to El Niño. Below is a checklist of things that all homeowners and tenants should take into consideration in regards to your balconies this season.

- ◇ After each rain, mop your balcony floors to eliminate standing water. Standing water attracts mosquitos, and with the amount of rain anticipated, the risk for West Nile Virus will be significantly increased.
- ◇ Remove lightweight items and/or weigh down patio furniture. Rain is often paired with high winds, so please be cautious of any items on your balcony that may be lifted by the wind.
- ◇ Waterproof your fabric seating cushions to avoid damage.
- ◇ Remove any plants from your balcony that do not require much water.

Lastly, as a general reminder, please be sure to remember and remind all housekeepers that NO fluids are to be flushed down the balcony drain. Cleaning solutions can, and will, cause damage to the building exterior and to your neighbor’s belongings below you. Should you need to clean your balcony, please plug the drain prior to beginning the cleaning process and thoroughly mop up all fluid so that nothing can go down the drain. Thank you in advance for your compliance and sharing this information with your vendors!

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

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