

THE GRANDE SOUTH AT SANTA FE

NEWSLETTER



MARCH 2016 / VOLUME 11, ISSUE 3



Professionally Managed by Action Property Management

BOARD OF DIRECTORS:

Larry Allman, President

Len Campanaro, Vice President

Thomas McQuade, Treasurer

David Ely, Secretary

Kathy Somers, Director

NEXT BOARD MEETING:

NOW ON THURSDAYS!

Thursday, March 24, 2016

6:00 P.M. in the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: Thursday, March 3 @ 5:30P.M.

Building: Tuesday, March 8 @ 4:00P.M.

Landscape: Thursday, March 17 @ 4:00P.M.

Finance: Monday, March 21 @ 4:00P.M.

Neighborhood: Monday, April 4 @ 4:00PM

UPCOMING EVENTS:

The Social Committee has coordinated a block of reserved tickets to see the musical ROPE—please see the Front Desk for ticket information!

CC&R and Bylaws Amendment Vote

Have you submitted your ballot?

By now, homeowners have received copies of the proposed CC&Rs and Bylaws by mail, or, if you opted in to electronic delivery, by e-mail. Ballots were also sent out to all owners. Please take the time to read the documents. For your convenience, there are a few short pages on the Homeowner Portal that highlight all the proposed changes, and would take only a couple of minutes to read. Once you have read the documents, please cast your vote! You may send your ballot in the mail, or you may drop it off with the Front Desk or with Management.

The Board has put in place several incentives to encourage owners to turn in their ballots early. Each Friday at 3pm through March 11th, a drawing will be held in the lobby and one randomly selected owner will receive a \$100 Amazon gift card. The winner's name will be placed back into the box for another chance to win! Ballots must be received by The Ballot Box or building management by 1pm each Friday to be included in that day's drawing. Turn in your ballot early for more chances to win! There will be a final drawing the day the ballots are opened. The Grand Prize is a credit of one month's regular assessment, which will be awarded to one lucky winner who turned in their ballot!

All proposed documents and lists of substantive changes for both the CC&Rs and Bylaws have also been posted onto the homeowner portal at www.vivoportal.com. If you have misplaced your ballot, and require a replacement, please see Management or the Front Desk.

Please cast your vote at your earliest convenience. Good luck to all in the drawing!

**Please note that a vote is all that is needed to be entered into the drawing.*

Neither the Board of Directors nor Management are soliciting a “YES” vote in exchange for a chance to receive a monetary prize, but are encouraging a vote in general, whether that vote be “YES” or “NO”, and to do so after seriously reviewing the proposed documents.

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Starline Window Claim Update

As most of you are aware, three homeowners filed a claim against Starline Windows several years ago on behalf of all homeowners. Since the claim was filed, discovery work, multiple discussions between all parties, and court hearings have been held.

On February 18th, a tentative settlement agreement was reached. Because the claim was filed by three owners on behalf of the all owners of The Grande South, as opposed to the HOA as a whole filing the complaint, the details of the settlement cannot be made public until the settlement is approved by the court.

Homeowners will have the right to “Opt-In” or “Opt-Out” of the (pending) Class Action Settlement.

Homeowners who choose to “Opt-Out” will be on their own to pursue their own settlement, at their own cost.

We hope to have more information for the membership in approximately 120 days—the time expected to obtain court approval of the settlement.

Electronic Billing

Did you know that it costs the association \$1.50 per person to mail out assessment statements every month?

Did you know that it only costs \$0.15 to send the statement electronically?

Approximately one half of members still receive their statements via paper mail. Signing up for electronic statements can save the Association over \$2,000.00 annually. Saving money here and there can help reduce the need for future increases in assessments.

Please take the time to log onto your homeowner account at www.vivoportal.com to opt for electronic statements in the Account Summary section on the homepage. If you have not signed up for a homeowner account, please ask Management for instructions on how to do so.

Hold the Door!

We love politeness and community building at The Grande South. It is always very nice to see residents holding the elevator doors for the next resident and enjoying conversations with their fellow neighbors. But you may not know there is a limit to how long the elevator doors can be held open. If elevator doors are held open for an extended period of time, especially if they are held open long enough to sound an alarm, this may cause the elevator to need resetting. The elevators will usually reset themselves; you may have even experienced the elevator dropping to P3 and pausing for a minute before resuming travel. Ultimately, frequent resets delay the elevators for all others and leads to more frequent elevator servicing, which can be expensive. We suggest stepping onto a floor the elevator stops at to continue conversations. We do not want to discourage friendliness in our building, but rather encourage shorter elevator stops to ensure quicker and safer elevator service for everyone! We appreciate your help!

Tip of the Month

Around this time each year, mortgage companies send out notices to all their clients requesting an updated insurance certificate. We anticipate having the new certificate of insurance any day now!

Once the certificate is received, it will be available online at www.vivoportal.com (you must have a homeowner account set up or be willing to create an account (it takes just two minutes, we promise!) in order to access the site content.

In the meantime, if you need a copy of the certificate as soon as possible, please e-mail Aileen at aryan@actionlife.com and she'll e-mail it to you, or fax it to your bank as soon as it arrives!

Written and edited by Aileen Ryan and Morgan Cooper.

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

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Corinne Marrinan, General Manager: cmarrinan@actionlife.com

Aileen Ryan, Assistant Manager: aryan@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org