



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, May 26, 2016
6:00 P.M. in the Lounge

MONTHLY COMMITTEE MEETINGS:

- Social: Thursday, May 5 @ 5:30P.M.
- Building: Tuesday, May 10 @ 4:00P.M.
- Landscape: Thursday, June 16 @ 4:00P.M.
- Finance: Monday, May 23 @ 4:00P.M.
- Neighborhood: Monday, June 6 @ 4:00PM

UPCOMING EVENTS:

Seasons 52 Social Mixer
Thursday, May 12th 6-7PM
Sold Out!

Board Meeting Highlights

Exterior Building Caulking Project :

At the April Board of Directors meeting, the Board approved a proposal from Jon Wayne Construction for the replacement of all the caulking that is under the window flashing on the exterior of the building. According to the 2016 Reserve Study, the work is due, and thanks to our diligent Finance Committee and Board, we are fully funded for this project. The need to have this work conducted became apparent when all sides of the building were inspected, and showed cracking, dry, and soft pieces of caulking, most noticeably on the western and southern facing units. Leaving this issue alone will increase the chances of water intrusion into units from this area.

The process to replace the caulking will be a long one— approximately 8 months from start to finish, at a total expense of \$346,288.00.

Dishwasher water detection sensor lead line:

Several homeowners have experienced warped flooring in their kitchens with no immediate signs of a water leak. Upon further investigation, it was found that the source of the water intrusion was the dishwasher. Bosch dishwashers are beginning to malfunction in such a way that the water fill valve fills the dishwasher with water until the water eventually spills out of the doors. The water runs under the floorboards, causing a slower leak that dampens the concrete and is largely undetectable by the existing water detection sensors.

Some models of Bosch dishwasher are part of a recall, and will be replaced by the manufacturer. We encourage you to visit bosch-home.com for further information.

To increase the likelihood of catching these slow leaks, the Board approved a proposal from The Detection Group to install a lead line water sensor cable under the dishwashers to help detect any water intrusion prior to the water having an opportunity to warp any more kitchen floors.

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Water Report

For the billing period of March 10th-April 11th, The Grande South water consumption is down 16.49% from usage during this billing period last year. What makes this an even more significant month is that we were billed 33 days in 2016, and only 30 days in 2015. Even with the 3 extra days added to our bill, we used only 813 hundred cubic feet of water, versus 885 in 2015.

What is a hundred cubic foot? It's 748 gallons of water, which means The Grande South residents and common areas used 53,856 fewer gallons of water this year versus the same billing period last year!

Keep up the conservation, everyone! The Board of Directors sincerely thanks you for your continued water savings efforts.

San Diego Marathon

The 19th annual Rock 'N' Roll San Diego Marathon & Half Marathon is scheduled for Sunday, June 5th!

This year, the route has changed, and it will greatly reduce the traffic and street closures around The Grande South in the morning. The end of the race, however, will be located at Waterfront Park. Please be advised that between the hours of 12PM and 4PM, foot traffic and vehicle traffic will be heavy.

Items thrown off balcony

Recently, someone threw a metal plant stand off of one of the east facing balconies onto the train platform during the night. The object narrowly missed an Amtrak maintenance employee. Had it not, the man could have been seriously injured or worse. The matter is under current investigation by the Amtrak Federal Police and we are cooperating. Any item thrown from balconies can endanger lives and property.

Please ensure that you, your guests or your tenants refrain from this dangerous and malicious behavior, and report any information you may have to management.

Grande South Directory

As of today, over forty homeowners have volunteered their contact information for The Grande South Resident Directory! This directory is a live document, and homeowners can volunteer at any time to join. If you are interested in adding your contact information to the directory so that you may communicate directly with other homeowners, please see the Concierge or Management.

Garbage Disposals

Garbage disposals are handy tools to have, however, they are often mistreated. To maintain the proper flow and function of your disposal, please refrain from placing fibrous food scraps such as vegetables, drain blocking foods such as rice or fats/oils, or other abrasive items such as egg shells or coffee grounds down your disposal. Additionally, be sure to run the water for 15 seconds before and after using the disposal. This will help push any trapped material out.

For more information on garbage disposal care, please see the FAQ section on www.thegrandesd.org.

Tip of the Month

The Bosch dishwasher malfunction (see article on page 1— *Dishwasher Water Detection Sensor Lead Line*) can unfortunately happen whether or not your dishwasher is running. If you wish to eliminate the potential of the dishwasher malfunction, you may shut off the source of the water below your kitchen sink. If you would like help locating this valve, please contact Management.



Written and edited by Aileen Ryan and Corinne Marrinan.

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

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