



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:

Thursday, June 30, 2016

6:00 P.M. in the Lounge

MONTHLY COMMITTEE MEETINGS:

- Social: Thursday, June 2 @ 4:00P.M.
- Building: Tuesday, June 14 @ 4:00P.M
- Landscape: Thursday, June 16 @ 4:00P.M.
- Finance: Monday, June 20 @ 4:00P.M.
- Neighborhood: Monday, June 6 @ 4:00PM

UPCOMING EVENTS:

- * *42nd Street @ Spreckels Theater (Sold Out)*
- * *Day of the Donut— Grande South Lounge
9AM-10AM Sunday, June 5th*
- * *Wine & Cheese Social Mixer on the
Bayview Terrace (Sold Out)*

Upcoming Projects

Exterior Building Caulking Project :

The exterior building caulking project begins Wednesday, June 2nd!

Similar to the manner in which the exterior windows are washed, Jon Wayne Construction will be using the swing stage to remove and replace the failing caulking on the exterior of the building. Work will begin with the south facing elevation, then move on to the east elevation, then the west elevation, and finally the north elevation. Residents in the 04, 05, and 06 stacks will see work begin first.

Access to your balcony will be required! Workers will access balconies from the outside of the building, and step over the ledge. We do ask that all belongings be removed entirely from your balcony, or at minimum moved 4 feet from your balcony windows and door so the workers have clear, unobstructed access to the areas in which they will be working.

If you are an offsite owner and do not have tenants living in your unit, will not be at the building when your unit is set to be repaired, or your need special assistance, you may make arrangements with Management to have a team member enter your unit and carefully move your balcony items away from your balcony windows. Failure to move your balcony items away from the windows, or failure to notify Management in advance that you will require assistance in moving your balcony items will result in a fee charged to the unit owner for the time taken by Jon Wayne Construction to move the items during the course of the work.

This process will take approximately 5 months to complete.

Annual In-Unit Service

Along with the caulking project, the annual in-unit service will also begin in June! Management is working to coordinate vendors for the least amount of intrusion to your unit. During this project, your HVAC unit(s) will be serviced, and a leak detection sensor cable will be installed under your dishwasher. A schedule for this work and exact dates your unit will need to be accessed will be published shortly.

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Rock ‘N’ Roll Marathon Reminder

Please be reminded that San Diego’s 19th annual Rock ‘N’ Roll Marathon will take place on **Sunday, June 5th!**

The marathon routes have undergone changes from last year. While the races will not run directly along Pacific Highway, Ash Street will be completely closed in both directions from Kettner to State between 8:00AM on Saturday, June 4th and 6:00PM on Sunday, June 5th. The end of the race will take place at Waterfront Park. Please expect severe traffic delays during this time. More information, along with a map of the marathon course can be found on the ground floor bulletin board.

Waterfront Park Events

In addition to being the Rock ‘N’ Roll Marathon finish line on Sunday, June 5th, Waterfront Park will be home to quite a few intriguing events this month! Below is a list of public events happening in June:

- * Saturday, June 4th: Brew and Food Fest (2PM—7PM, 3,000 ppl)
- * Saturday, June 11th and Sunday, June 12th: San Diego Festival of the Arts (12PM—6PM, 3,000 ppl)
- * Sunday, June 19th: Kickoff to Summer event (12PM—4PM, 4,000 ppl)
- * Friday, June 24th: Summer movie in the park- Mary Poppins (6PM—10PM, 2,000 ppl)
- * Sunday, June 26th: Hullabaloo on the Waterfront (5PM—7PM, 400 ppl)

Governing Documents Amendments Vote

At the Board meeting on May 26th, the inspector of election opened the ballots and counted those votes for and against the proposed amendments to the CC&Rs and Bylaws. Of the ballots submitted, 121 voted yes and 27 voted no for the amended CC&Rs, and 126 voted yes and 21 voted no for the amended Bylaws.

Save Energy and Money by Making the Switch to LEDs

In the age of increasing energy bills, the HOA is making moves to change the common area lights to LEDs when practical, and thought homeowners may want some information on why LEDs are a smart choice to replace existing incandescent, fluorescent, and halogen bulbs in your

own homes. Below, Scott Muller from Solterra Lighting (a vendor that works with The Grande South and our lighting needs) gives some background.

Efficiency: LEDs consume up to 90% less power than incandescent, fluorescent and halogen bulbs, leading to a dramatic decrease in power costs. Money and energy are saved in maintenance and replacement costs due to the average lifespan of an LED as well.

Longevity: LEDs have a lifespan of up to 50,000 hours compared to 3,500 hours for standard fluorescent and halogen bulbs. An LED lamp will last over 5-7 years with constant use before needing replacement. On average, LED bulbs last 10 times as long as compact fluorescent bulbs, and 133 times longer than typical incandescent bulbs. At a lifespan of 50,000 hours, a light you leave on for 4 hours per day will last 34 years!

Durability: An LED light is a tiny chip encapsulated in an epoxy resin enclosure, which makes LEDs far sturdier than traditional incandescent light bulbs or fluorescent tubes. Since LEDs don't use fragile components such as glass and filaments, they can withstand shock, vibration and extreme temperature much better than standard bulbs.

Safety: Improved safety may be the LED's most important benefit. LED lights generate virtually no heat and are cool to the touch, even when left on for hours. LEDs produce 3.4 BTUs/hour, compared to 85 for incandescent bulbs. In comparison, incandescent lighting expels 90% of the energy it consumes via heat, making the bulbs hot to the touch. LEDs reduce the potential for safety risks such as burns and fires.

Environment & Recycling: LEDs are made from nontoxic materials, unlike fluorescent lighting that uses mercury that may pose a danger to the environment. Using LEDs eliminates the need for expensive recycling to get rid of them as they burn out.

These are just a few of the benefits you will discover by switching to LED.

Tip of the Month:

Looking to replace your halogen bulbs with LEDs to save energy, reduce the heat the halogen bulbs expel, and save money in energy and maintenance cost? To replace the halogen bulbs in your hallway lighting, look for an MR 16 50W LED equivalent (you can type the exact description into Amazon for options!). The LEDs should be a 12v, in comparison to 120v of the halogen bulbs. Next, consider color, which is measured in Kelvins. Soft white light is measured at 2700K, warm white is 3000K, and daylight is about 5000K.

Written and edited by Aileen Ryan and Corinne Marrinan.

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

(619) 236-1122 p / (619) 236-1436 f

1199 Pacific Highway, San Diego, CA 92101

Corinne Marrinan, General Manager: cmarrinan@actionlife.com

Aileen Ryan, Assistant Manager: aryan@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org