



JULY 2016 / VOLUME 11, ISSUE 7



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, July 28, 2016
6:00pm in the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: Thursday, July 7 @ 5:30pm
Building: Tuesday, July 14 @ 4:00pm
Landscape: Thursday, July 21 @ 4:00pm
Finance: Monday, July 25 @ 4:00pm
Neighborhood: Monday, August 1 @ 4:00pm

UPCOMING EVENTS:

Burgers & Craft Beer
Saturday, July 9
4:00 - 7:00pm at the pool
Sign up at the Front Desk by 7/6/16

The Importance of Hose Replacement

The photograph below is from a kitchen supply line hose that recently ruptured in the building, causing damage to the unit and several units below within minutes.

Last year, the Board authorized Comfort Systems to complete a plumbing inspection of each unit and made additions to the Rules and Regulations requiring every unit owner to replace any and all rubber hoses with stainless steel hoses. If your unit already had stainless steel hoses, they were probably noted on the inspection sheet as "may require attention" due to the fact that there was no visual damage, but they were near or exceeding their useful life. If they're stainless steel, how could they still cause a leak?

Like all components in a home, hoses have a shelf life, even if they are stainless steel. Over time, the rubber inside the stainless steel hose will wear away, causing a hole. Once the hole is created, the stainless steel will quickly rust and weaken due to water exposure, and rupture. While the useful life of a stainless steel hose is greater than that of a rubber hose, they still need replacement.

Stainless steel braided hoses connected to kitchen and bathroom sinks and washing machines have an estimated useful life of 8-10 years. Insurance companies and plumbers will recommend replacement at the 5 year mark if these hoses are under constant use. When you replace your hoses, you must use a reputable, certified, and insured plumber who has experience in high-rise buildings.

The in-unit service reports are a great tool to use to know what items need attention. If you have any item marked "may require attention" from last year's report that you have not addressed, please do so as soon as possible.

Following this simple rule can save you time, money, and the huge headache that comes with having to deal with water damage.



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The Water Report

The Grande South continues our trend of water conservation. For the billing period of May 11th-June 9th, we saw a 6.18% decrease in water used. This amounts to a decrease in over 16,000 gallons of water, even with an additional day this billing period, compared to the same time last year. As of the May financials, The Grande South is under our projected budget for water by just over \$10,000! With the hot summer months and increased summer occupancy upon us, remember the importance of conserving water use and let's keep up the savings! Thank you all for doing your part to conserve water.

The Color Run

The Color Run is a paint race that celebrates healthiness, happiness, individuality and giving back to the community, and is fondly referred to as "The Happiest 5K on the Planet." This year, The Color Run has teamed up with Major League Baseball to create The Color Run MLB All-Star 5K in San Diego.

On Sunday, July 10th, southbound lanes on Pacific Highway will be closed from Ash to West Harbor Drive from 5:00am to 11:00am.

Organizers anticipate 10,000 participants. A "finish festival" will be held after the race at Waterfront Park, and is open to all to enjoy. Although the roads will be open after 11:00am, please proceed with caution as the foot traffic will be heavy.

Charity beneficiaries for this event include the Boys and Girls Club of Greater San Diego and Break the Silence Against Domestic Violence.

A map of the event can be found on the ground floor bulletin board. Please contact The Color Run at (858) 662-6567 or by e-mail at louis@thecolorrun.com for further information.

Disposal Etiquette

Lately we have noticed half-full paint cans sitting in the garage near the dumpsters. Did you know that you cannot simply throw leftover paint in the trash? Oil-based paint should be disposed of at a hazardous waste facility. Latex paint can be thrown out in the trash once it has solidified. Remember to recycle those cans! If you're hiring a vendor to paint your unit, please advise them not to leave the leftover cans in the garage.

Please also remember to break down all boxes before placing in the white recycle dumpsters on P1 and avoid placing oversized items down the trash chute.

Common Area Carpet Replacement

It's time for new carpet!

Over the past year, the Building Committee and Management have been working with carpet manufacturers, installers, and designers to learn about the various types of carpet fibers, dyes, installation methods and designs for our common area hallways. Many different avenues were explored in an effort to bring in the best types of material to the building.

Several options were selected by the Committee, with guidance from an expert carpet manufacturer and interior designer. A Town Hall meeting will be scheduled toward the end of July to discuss replacement of the carpet and the various carpet samples will be displayed for owners to view and report to Management and the Board which of the samples you favor.

Please watch for signs and e-mail with the Town Hall Meeting information coming soon!

Tip of the Month:

In light of recent water leak events, Management and Board would like to remind residents of the best practices to use when leaving your unit for the weekend, or a longer period of time.

We strongly encourage you to shut off the water to your unit if your leaving 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.

If you have difficulty finding your shut-off valves, or if you would need assistance, let us know. We're here to help!

Written and edited by Aileen Ryan and Corinne Marrinan.

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:

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