



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, August 25, 2016  
6:00pm in the Lounge

## MONTHLY COMMITTEE MEETINGS:

Neighborhood: Monday, August 1 @ 4:00pm  
Building: Tuesday, August 9 @ 4:00pm  
Architectural: Wednesday, August 10 @ 4:00pm  
Rules: Thursday, August 18 @ 4:00pm  
Finance: Monday, August 22 @ 4:00pm  
Social: Thursday, September 1 @ 5:30pm  
Landscape: TBD

## UPCOMING EVENTS:

September 17 - Mexican Fiesta  
October 8 - Aaron Chang Gallery  
December 10 - Holiday Party at Monello

**Watch for flyers for more information!**

## Carpet Replacement

In July, the four carpet samples chosen by the Building Committee for replacement in the common area hallways were displayed on the second floor, and a survey was distributed to homeowners to poll the order of preference.

You spoke, and we listened.

Due to the overwhelming consensus that none of the four samples were favorable or agreeable, the Board and the Building Committee pulled the samples and are going back to the drawing board. The intention moving forward is to form small a sub-committee comprised of homeowners who have experience with interior design and/or architecture. An interior designer may also be hired to aid the sub-committee as a supportive role.

Though going back to the drawing board will certainly cause delay in the replacement process, the end goal is to install beautiful carpet that will elevate the look in the hallways. We appreciate your feedback and your patience while we work towards meeting that goal.

## Landscape Improvements

As the majority of the original plant material reaches the end of its useful life, the Landscape Committee has had to evaluate the direction of the future plant material throughout the property as a whole. For the past several months, the Committee has worked with Benchmark Landscaping's expert Landscape Designer to come up with a landscape legend and plan for future plantings. The first step the committee would like to take in implementing this plan is to redo the large entry pots on Grande Palm Court. A Town Hall Meeting will be held to show the membership the hard work and beautiful designs that have been created.

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## **Conference Room**

Over the past year, we have seen a large increase in use of the Conference Room printer. While we encourage you to take advantage of this amenity when needed— for instance, to print a boarding pass or a return label for an outgoing package, we would like to remind everyone that use of the computer for several hours at a time and the printing of hundred-page manuals is not what the business center computer or printer is intended for.

Should you require large and/or frequent print outs, we recommend that you conduct this at a nearby store with copier such as Office Depot on Pacific Highway or at the Postal Annex on G St.

All homeowners pay for the use of the computer and printer, and with rising costs due to rising use, we want to remind everyone that the use of the printers is really for small jobs, and not to be used as a personal printer.

## **Unscheduled Moves and Deliveries**

The Front Desk team maintains a detailed calendar of events including elevator use to support a harmonic balance within the building. Doing so contributes to keeping your home free of the chaos that comes with over booking— slow elevators, excessive amounts of vendor vehicles, less time for security patrols, and so on.

A delivery may seem like a quick and easy process, but the truth is, the process is detailed. A delivery, much like a move, requires inspections by security, padded elevators, carpet protection, and documentation of the event. Having these events scheduled and evenly spaced out allows the team time to prepare to do their jobs efficiently and provides a calmer environment for residents.

If you are planning a delivery or a move, please contact the Front Desk and schedule use of a padded elevator. We'll have everything ready for you during your allotted time frame, and both team members and residents will favor the seamless flow of events that could otherwise be quite turbulent.

## **In-Unit Service**

It's warming up quickly! Summer is among us, and sooner than later, you'll likely be turning on your air conditioning to keep cool. Please take a look at your unit's inspection sheet from Caremura Systems (left in each unit after the recent in-unit inspection) to see if your air conditioning unit

requires any maintenance. During the summer months, HVAC vendors get so busy with repairs that it may take weeks to get an appointment. We strongly encourage you to avoid this by checking your HVAC unit and scheduling any necessary repairs as soon as possible.

Caremura Systems can be reached at (760) 822-2254.

## **Tip of the Month:**

Dryer duct cleaning is a homeowner responsibility that is often overlooked each year. Foregoing regular maintenance can lead to water damage on your ceiling where the vent runs from your dryer to the outside of the building. Here are three tips on keeping your dryer vent in great shape.

- 1) Clean out *both* lint traps regularly. Everyone knows to clean out the lint trap inside of your dryer each time you run a load, but residents don't always realize that the square shaped vent at the top of your wall also needs to be cleaned regularly. We recommend cleaning out the second trap every other load to minimize the accumulation of lint.
- 2) Run your dryer every few loads with dry towels in it. Doing this will help push dry air through the vent, drying up built up condensation.
- 3) Get help from a professional. We strongly recommend that you have your dryer ducts professionally cleaned once a year. During this process, the professional will use tools to remove the lint from the length of the vent, essentially in the same way a plumbing line is snaked. With the vent free of built up lint, air from your dryer flows freely without being hindered by the buildup of lint, thus preventing condensation from lingering in the vent and causing the leak.



*Written and edited by Aileen Ryan and Corinne Marrinan.*

## **BUILDING CONTACT INFORMATION**

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