



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:

Wednesday, September 28, 2016  
6:00pm in the Lounge

## MONTHLY COMMITTEE MEETINGS:

Social: Thursday, September 1 @ 5:30pm  
Building: Tuesday, September 13 @ 4:00pm  
Finance: Monday, September 19 @ 4:00pm  
Rules: Tuesday, September 20 @ 4:00pm  
Neighborhood: Friday, September 23 @ 4:00pm  
Landscape: Wednesday, October 19 @ 10:00am

## UPCOMING EVENTS:

**Fiesta Grande catered by El Tapatio**  
**Saturday, September 17 5pm—8pm**  
**\$15 resident / \$20 guest**  
**21 and up only**

## Board Meeting Highlights

At the Board meeting on August 25th, the following items were discussed by the Board:

- **Updates to the Architectural Rules & Regulations**—two suggested updates have been sent to the membership for 30 day comment and will be decided upon at the September Board meeting.
- **Caremura preventative maintenance contract**—The Board resolved to terminate the contract with the building's current plumbing and mechanical vendor and contract with Caremura Systems, Inc. effective October 1, 2016.
- **Entry pots renovation**—The Board approved the proposal submitted by the Landscape Committee to renovate the five pots in front of the building.
- **Business center computer relocation**—The Board approved the Building Committee's recommendation to relocate the computer and add an all-in-one printer/scanner/copier/fax to the library downstairs. Moving the computer will make accessibility much easier, as currently the computer is unavailable if any Board or committee meetings or meetings with vendors are taking place in the conference room.

## Committee Reports

At each Open Session Board meeting, reports are given by Committee Chairs on the current status of various projects that the Committee is working on. Historically, these reports have been attached to the end of each month's Minutes, and posted with the approved minutes the following month. Beginning this month, homeowners will be able to view Committee Reports in a more timely fashion by logging onto your VIVO account.

To access each Committee Report, please click on the "Owner" tab. Under "Owner" you will find a tab labeled "Committee News". Within that tab, there will be a folder for each Committee. These folders will contain a subfolder with each month's report.

We hope that you find this method of posting the reports useful, especially for those of you who cannot attend the monthly Board meetings.

## IN THIS ISSUE

- 1 Board Meeting Highlights
- 1 Committee Reports
- 2 Street Closures for Lane Field Construction
- 2 Safety
- 2 Grocery Carts
- 2 Propane Tanks
- 2 Paint Cans
- 2 Tip of the Month - Pet etiquette

## Lane Field South Street Closures

As Hensel Phelps works on their Lane Field South project on the northwest corner of Pacific Highway and Broadway, there will be intermittent street closures in order to conduct several mat pours on the following days:

9/10 – Closure for 1 hour for crane setup.

9/11 - Closure from 7:00am—11:00am for tower crane setup.

9/17 - Closures from 4:00am – 7:00am. Left turning lane into Grande Palm Court will be closed.

9/24 (or possibly 10/8 as back-up) – Closure of West Broadway from Pacific Highway to Harbor Drive 5:00am - 5:00pm.

10/8 (or possibly 10/15 as back-up) – Closure of Pacific Highway similar to the 9/17 closure, 5:00am – 5:00pm. Left turn lane into Grande Palm Court will be closed.

These closures will affect both Pacific Highway and the left turn lane into Grande Palm Court. Please use caution and plan on traffic delays when entering and exiting the building on these days.

## Safety

Now and then we get reports during monthly Committee meetings from concerned homeowners regarding various safety issues in the building. If you witness anything happening in the building that you believe is a safety issue, please alert management or security staff immediately. The safety of the residents, team members, and vendors is paramount and will be addressed promptly.

## Personal Grocery Carts

When the 2015 Rules and Regulations were published, Section 8(ii)a permitted the storage of personal collapsible folding carts in parking spaces as long as dimensions do not exceed 11" x 25" x 45". Storing the carts, folded, at the head of parking spaces, has been very useful for ease of bringing up groceries and other items from your vehicle to your unit.

We unfortunately have had several reports of missing carts, or carts that were used and returned broken. These carts are **not** property of the Association. Carts that are kept within a deeded parking space are the property of the resident to whom the parking space is deeded or of the tenant residing in that owner's unit. Personal carts should never be used without the resident's express permission.

## Recycling of Propane Tanks

When Global Disposal was on-site to empty the e-waste recycling bin on P1, they took out several 1 pound propane canisters from the bin. Propane tanks are not considered e-waste, recycling, or ordinary waste, and should not be put in any trash or recycling bin or down the trash chute.

There are over 20 locations in San Diego County that will recycle propane containers, including: Home Depot, Texaco, Dixieline, Kmart, and Stumps.

For more information and a list of stores to take tanks for recycling, visit: <https://www.sandiego.gov/environmental-services/ep/hazardous/propane>

## Disposal of Paint Cans

Similar to propane tanks, paint canisters that still have paint in them cannot be thrown into the trash or recycling bins! We often find paint cans sitting next to the blue dumpster on P1. This is not the proper way to dispose of your paint.

PaintCare is a non-profit that works with local storefronts to establish places for people to drop off paint cans for proper disposal.

Please visit <http://www.paintcare.org/drop-off-locations/> for a list of stores where you can drop off your leftover paint and cans.

## Tip of the Month

At The Grande South, we love your furry friends, but nobody enjoys the sight or smell of urine and feces left behind in common areas!

Recently, more dogs have been doing their business right in front of the lobby entrance, in the breezeway between the townhomes and pool area, and even in the garage. This means more mess to clean up for the janitorial staff, and more possibilities other residents, staff, or vendors are going to step in it.

Further, the parking garage is never an acceptable place for residents to take their pets to do their business.

Please refer to Section 3 of the Rules and Regs, titled Animals, and note that (i) Pets, states in part :“f) Feces, urine, saliva, blood, or vomitus deposited by pets in Common Areas or exterior areas surrounding the Building must be removed immediately by the pet-owner or caretaker of the animal. If carpets, furnishings, or elevators are affected, the Concierge must immediately be notified.”

Please take your pets off property and surrounding areas to use the bathroom and if you see someone not following the rules, report it to the front desk immediately.

*Written and edited by Aileen Ryan and Corinne Marrinan*

## **BUILDING CONTACT INFORMATION**

**The Grande South Website:** [www.thegrandesd.org](http://www.thegrandesd.org)

**Front Desk & Management Office:**  
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