



Professionally Managed by Action Property Management

BOARD OF DIRECTORS:

Larry Allman, President
Len Campanaro, Vice President
David Ely, Secretary
Kathy Somers, Director

NEXT BOARD MEETING:

Thursday, October 27, 2016
6:00pm in the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: Thursday, October 6 @ 5:30pm
Building: Tuesday, October 11 @ 4:00pm
Landscape: Wednesday, October 19 @ 10:00am
Finance: Monday, October 24 @ 4:00pm
Neighborhood: Monday, December 5 @ 4:00pm

UPCOMING EVENTS:

**Mix, Mingle and Muse at the
Aaron Chang Ocean Art Gallery !**

Friday, October 7 - The Headquarters

5:00pm—7:00pm

Wine and light snacks will be served

Free! Sign up at the Front Desk by 10/5

Board Meeting Highlights:

The September Board Meeting was packed full of information and decisions! Here are a few notes from the Open Session Meeting:

- ◆ Replacement of the failed steam room generator was approved at a total replacement cost of \$7,200.00.
- ◆ Approval of the caulking of the lighthouse on the roof for a total cost of \$10,080.00 was denied by the Board due to lack of need at this time.
- ◆ Approval of the Carpet Replacement Sub-Committee's recommendation to hire Esteban Interiors to provide design consultation and installation management services for The Grande South for the carpet replacement project at a cost not to exceed \$12,000.00 was granted.
- ◆ Purchase of one small and one large spare HVAC chassis was approved at a total expense of \$8,200.00.
- ◆ Approval of snaking, inspecting, and flushing the drain lines where horizontal and vertical pipes meet annually was granted and will be added to the annual hydro jetting line item in the budget .
- ◆ The Reserve Study prepared by Barrera & Co. was approved by the Board, with the funding model of 100% funded in 5 years.
- ◆ The amended Rules and Regulations were approved to be sent to the membership for a 30 day comment period.
- ◆ The Board reminded owners that the hearing date to review the Starline Window Claim settlement documents is November 4. No new information will be available prior to the hearing date.

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Vendor Survey and Maintenance Responsibilities

The results are in!

Thank you so much to everyone who participated in the vendor performance survey. Reviewing your answers on how you feel each of our vendors (front desk, security, janitorial, maintenance and management) performs is an invaluable way for us to hear from you and understand areas where we can improve.

One thing that was clear after reading all of the responses was that there is some confusion as to what the Maintenance Technicians do. Typically, there are two Maintenance Technicians, Don Hertz, our lead technician, and his assistant. Currently, the assistant job is open and we are actively interviewing candidates. Unlike apartment Maintenance Technicians, Don does not service the insides of individual units, as each unit within The Grande South is privately owned. That doesn't, however, leave Don with any shortage of work. Don spends his time making rounds of the entire building, checking the functionality of an array of mechanical, plumbing, and electrical components, from boilers that provide hot water to the building, to the cooling towers, HVAC plumbing, pool and spa, sump pumps, and so forth to make sure that everything is running properly.

In addition to every day checks and certain preventative maintenance items, he searches for any hints of plumbing failures, runs the emergency generator each month to ensure it is functioning properly and is ready to run in the event of an emergency, replaces common area light bulbs and conducts small in-house repairs, monitors the HVAC system and cooling towers....the list goes on and on! Don works closely with our third party vendors to keep the mechanical components of the building functioning properly. Don is on-call 24 hours a day and has on many occasions dropped everything he is doing to come tend to an issue, whether that be 10 minutes after he's left for the day or at 3:00 in the morning. Don is an integral part of the team, and though many of the items he's responsible for are in mechanical closets, the parking garage, and the roof, they are abundant.

Thank you Don for all you do everyday!

Relieve Stress and Anxiety through Self-Care

Did you know that yoga classes take place at The Grande South every Monday and Thursday? The practice of yoga is an incredible stress buster that also increases strength, flexibility and vitality. Additionally, yoga helps to alleviate body aches while improving balance, sleep and focus. Classes take place in the lounge on Mondays and Thursdays at 8 am. This class is suitable for all levels, including beginners. Jane, the instructor, has been teaching for 14 years and has excellent Yelp reviews. You can take a look at Jane's website is www.yogijane.com.

Classes are joyful, fun and non-intimidating, and cost just \$15 per class!

For more information, contact Jane at (619) 925-0808. Jane is also available for private sessions and Thai massage.

*Please note: class will not be held on Monday October 10, 2016.

Be Safe with Clean and Safe

Clean and Safe is a fantastic resource that too few remember is available to utilize when needed the most. They provide services such as power washing of sidewalks, reporting to resident calls regarding homeless issues, trash can emptying, street trash pick up, resident safety—they'll even walk you to a downtown destination if you fear for your safety!

To report a crime/problem go to <http://www.sandiego.gov/police> or call 619-234-8900. You may also e-mail the Operations Manager—Ernesto Romo at eromo@improvedtsd.org.

Please Remember—An incident not reported is an incident that never happened! Help Clean and Safe do the best job they can do by reporting any of the above issues.

Tip of the Month

As mentioned on page 1, the Board approved snaking, inspecting, and flushing the main drain lines where horizontal and vertical pipes meet as part of the annual hydro jetting, which flushes the horizontal main lines found on the ground floor and P1.

We asked Daniel Leczinsky of Caremura Systems what causes our main lines in the building to become blocked. He said one of the largest culprits is food and grease being sent down sink drains improperly. Grease should never be poured down the sink, and food particles should be ground as finely as possible with the garbage disposal.

Daniel mentioned that he often sees garbage disposals that have dull or bent blades. This renders them ineffective against the food waste residents expect to be ground up. Daniel strongly recommended that homeowners replace their garbage disposals every 5 years to help prevent the large buildup of debris that can cause main line blockage. When garbage disposals are new, the blades are sharp, and are able to "mince" the food scraps into tiny pieces that are easily flushed out of the system. As blades dull, the larger food pieces build up and the pipes become blocked, often backing up into units.

If you have not had your garbage disposal replaced within the past 5 years, please contact Daniel Leczinsky of Caremura Systems at (760) 822-2254 or your preferred plumber to have it replaced to prevent backups in the common line and in your unit.

Written and edited by Aileen Ryan and Corinne Marrinan

BUILDING CONTACT INFORMATION

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