



Professionally Managed by Action Property Management

BOARD OF DIRECTORS:

- Larry Allman, President
- Kathy Somers, Vice President
- Len Campanaro, Treasurer
- David Ely, Secretary
- Jay Kerzner, Director

NEXT BOARD MEETING:

Thursday, February 23, 2017
6:00pm in the Lounge

MONTHLY COMMITTEE MEETINGS:

- Social: Thursday, February 2 @ 5:30pm
- Neighborhood: Monday, February 6 @ 4:00pm
- Building: Tuesday, February 14 @ 4:00pm
- Landscape: Wednesday, February 15 @ 10:00am
- Finance: Tuesday, February 21 @ 4:00pm

UPCOMING EVENTS:

March 22nd

Theatrical event in the Lounge- more information coming soon!

Board Meeting Highlights:

Highlights of the January 26, 2017 Board of Directors Meeting included:

- ◆ Approval of replacement of the Guest Suite refrigerator at a cost of \$7,199.10 (plus tax and installation), to be expended from reserves.
- ◆ Approval of the renovation of the small center island and the lobby entryway planter, as requested by the Landscape Committee at a total expense of \$4,985.00, to be expended from reserves.
- ◆ Collections Policy– The Board approved circulation of a change to the Collection Policy, which would increase the timeframe from payment due date to intent to lien letter from 35 to 45 days. This would afford homeowners a slightly longer time frame to submit a payment after the due date, but prior to an intent to lien letter being sent. The policy will be circulated for 30 day comment and voted upon at the March 23, 2017 Board meeting.
- ◆ Approval of the insurance proposal submitted by Leavitt Insurance for 2017 coverage, for a total premium cost of \$88,295.28, to be expended from the operating account.

Assessment Increases

Don't forget to adjust your Bill Pay!

In January, there were approximately 20 homeowners who did not make the necessary changes to their monthly assessment rate and therefore underpaid. As has been the practice in the past, late fees were waived for the month of January to give homeowners time to update their bill pay.

Please be reminded that in order to avoid late fees going forward, you must update your payment to reflect the new 2017 assessment amount. If you have any questions, please contact Management.

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Electric Vehicle Charging Station Survey

On Tuesday, January 31st, a survey was sent out to all owners via e-mail asking for homeowner input regarding electric vehicle charging stations. The email stated that The Grande South is considering installing a facility that would allow electric vehicle owners the ability to install a private charging station in most (but potentially not all) parking spaces. The survey asks four questions that will help the Association gauge interest in this type of facility.

If you did not see this survey, please take a moment find it in your e-mail and answer the questions on the survey. We ask that even if you do not own or plan to own an electric vehicle that you take the survey, as the Board would like to gather input from as many owners as possible regarding this project. Thank you in advance!

Proof of Homeowner Insurance

Starting this year, the Association will be collecting proof of insurance from all owners, to comply with Section 10.3 in the CC&Rs. Homeowners providing proof of insurance is a pretty common practice in homeowners associations and The Grande South wants to be consistent with gathering as much information as possible to ensure homeowners have coverage. Confirming owners are covered with their own homeowners insurance (commonly known as an HO-6 policy in condo associations) protects not only the HOA, but also other owners. Should there be a leak or other damage that occurs from a homeowner's unit and affects units below and surrounding, the Association will already know that homeowners have current insurance, and will not have to initiate a claim under the HOA's policy.

The Governing Documents state that the Association shall be named as a certificate holder on Owner's property and liability policy or policies. Adding The Grande South as a certificate holder will not cost you anything on your premium! Adding the HOA as a certificate holder allows your insurance company to send a copy of your policy renewals to The Grande South annually. As long as your insurance company does this, you will always be in compliance with the requirement. Throughout the year, Management will reach out to owners whose policies are about to expire if the Association has not received a copy of the new policies.

We ask that you submit proof of insurance to management no later than April 1, 2017. Thank you in advance for your compliance.

Culinary Historians of San Diego Event Invitation

Resident Barbara Petersen would like to invite all interested residents to the Culinary Historians of San Diego's presentation of "Not For You," at 10:30 am February 18, in the Neil Morgan Auditorium of the Central Library. The event is free and open to the public.

Weather Stripping

The last San Diego storm we experienced at the end of January was so strong (albeit short) that we weren't surprised when residents called in requesting information to replace the weather stripping on their patio doors.

The weather stripping that your unit requires can be found at AllAboutDoors.com, item #845087. This stripping is extremely inexpensive at just \$1.25 per foot and can be cut to order.

If your weather stripping is damaged or missing, replacing this will help to create a tight seal on your doors, keeping the wind and rain outside where it belongs, and the heat inside!

Tip of the Month– VIVO Portal

The Homeowner Portal is a bit of an untapped resource for Grande South residents, so we'd like to share a few of the things you can do using this portal to make your life just a bit easier.

Financial: Check your homeowner account balance, sign up for ACH (direct debit) and sign up to receive your statements electronically (saves the association \$1.35 per unit!)

Building Information: Find everything from Board and Committee meeting minutes to the governing documents.

Work Orders: Notice a light out? Stains on the carpet on your floor? Send us a work order! When you submit a work order, the Front Desk will review the work order and submit it to the proper team members (janitorial, maintenance, management, etc.). Once the work order has been completed, the Front Desk will note how the issue was solved, and you will receive a confirmation e-mail noting that the work order was completed.

Update your profile: If you have a new e-mail address or new phone number, would like to change your billing address, etc., you can easily update this information on the portal.

Classifieds: Sell an item or search for items being sold by other residents. A great spot to look for or advertise a parking space for rent!

Find the portal by going to www.thegrandesd.org and click on Sign In on the right-hand side of the menu bar.

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:
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Written and edited by Aileen Ryan and Corinne Marrinan