



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, March 23, 2017
6:00pm in the Lounge

MONTHLY COMMITTEE MEETINGS:

Social: Thursday, March 2 @ 5:30pm
Building: Tuesday, March 14 @ 4:00pm
Finance: Monday, March 20 @ 4:00pm
Neighborhood: Monday, April 3 @ 4:00pm
Landscape: Wednesday, April 19 @ 10:00am

UPCOMING EVENTS:

The Roustabouts Theatre Co.
World Premier of 'Margin of Error'
March 22, 2017

Board Meeting Highlights:

Highlights of the February 23, 2017 Board of Directors Meeting included:

- ◆ Approval to repair the failed waterproofing in the 9 planters above each of the townhomes, at a total cost of \$20,209.00, to be expended from reserves. Jon Wayne Construction will conduct the waterproofing.
- ◆ Approval of quarterly preventative maintenance contract for plumbing and HVAC with XYG Services.
- ◆ Telletopia – The Board approved a contract which will allow Telletopia to provide internet TV services to residents.

Social Committee Event

THE GRANDE SOUTH SOCIAL COMMITTEE INVITES YOU TO
A TASTE OF...

the
roustabouts
theatre co

Wednesday March 22nd 6:30-7:30 PM

Introducing the World Premiere of 'Margin of Error'

A fabulous evening with the theater founders, including a monologue from the play by the lead actor, discussion with playwright Will Cooper on the genesis and creation of the play and its relevance in today's world

Please RSVP by Monday, March 20th at the front desk.

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E-Waste and Clothing donation event



De-clutter your storage units!

Clean out your closets!

SATURDAY, MARCH 11

9AM-12PM

Where?: Grande Palm Court, by the trash gate

What?: Global Disposal Reduction Services is hosting a recycling event

What can I recycle?: Anything that has a cord (microwaves, TVs, computers, cell phones, etc.) and unwanted clothing

Bring your items to the recycling truck, or call the front desk for assistance and a GDRS representative will help remove the items from your unit or storage unit.

Short Term Rentals

The Grande South's governing documents regulate the minimum length of time a residence may be rented; this amount of time is either 6 months or 12 months, depending on when you purchased your unit. As we enter spring and prepare for the desirable summer months in San Diego, time is spent combing through short-term rental sites such as Airbnb and VRBO with the hope of noticing a potential short-term rental and preventing it before it becomes a problem. Though the rules are clear, the desire for a quick profit can outweigh being a rules-abiding owner or resident at The Grande South.

The Board has successfully identified, called to hearing, and fined several owners for short term rental violations. Tips on a potential short term rental are given to the Board by building staff, residents, and even other building managers downtown who find something while looking at sites for their own building.

Both owners and renters have been identified as residents in violation of these rules. If you are an owner who rents, please be careful and make sure your tenant understand the rules and ramifications regarding short term rentals. A homeowner was recently fined over \$10,000.00 for the repeated short-term rental of the unit by the tenant.

Insurance

Around this time each year, mortgage companies send out notices to all their clients requesting an updated insurance certificate. The insurance certificate is available online at www.vivportal.com, and can also be provided by Management or the Front Desk.

Proof of homeowner insurance is also needed from you! If you haven't already done so, please provide management with a copy of your proof of homeowner insurance and add The Grande South as a certificate holder by April 1, 2017.

Tip of the Month– Opt-In

Recently, the Association distributed the amended CC&Rs to all owners. For those owners who have not opted in to receiving association communication by email, the CC&Rs were copied and mailed via USPS. The page count for these mailings exceeded 12,000 copies, and cost the association over \$2,500.00 to mail out.

Electronic delivery of documents to your specified email address not only saves the cost of paper, copying, mailing, and administrative costs, but also assures prompt delivery of Association notices and documents to you!

If you wish to receive Association documents, such as the annual audit disclosure, special informational mailings, notice of potential rules changes, significant insurance changes, etc. by EMAIL, please request an opt-in form from Management or the Front Desk, or find it on the VIVO Homeowner Portal. Your consent can be revoked at any time by submitting the request in writing to management. Additionally, you can always request hard copies of documents on an as needed basis by contacting the Management team or the Front Desk.

Please know there are some mailings, like the annual budget disclosure and annual policy statement that are required by California Law to be distributed by mail.

Taking this simple step to receive electronic delivery is an environmentally superior alternative and will help keep assessment costs to you and your fellow homeowners down.



Written and edited by Aileen Ryan and Corinne Brugman

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:
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Aileen Ryan, Assistant Manager: aryan@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org