



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:

Wednesday, April 19, 2017
6:00pm in the Lounge

MONTHLY COMMITTEE MEETINGS:

- Neighborhood: Monday, April 3 @ 4:00pm
- Social: Thursday, April 6 @ 5:30pm
- Building: Tuesday, April 11 @ 4:00pm
- Landscape: Wednesday, April 19 @ 10:00am
- Finance: Monday, April 17 @ 4:00pm

UPCOMING EVENTS:

Margin of Error
April 20, 2017
\$35.00 per ticket

Board Meeting Highlights:

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

- ◆ Approval to replace both of the current grills in the pool area, at a cost not to exceed \$8,400.00.
- ◆ Approval to contract with Barrera & Co. for a Level 1 reserve study to be completed in 2017, for a cost of \$2,500.00.
- ◆ Approval of the amended Collections Policy. The Policy replaces the 30 day period between incurring a late fee and a pre-lien with a 45 day period.

Introducing Telletopia™, FREE live local broadcast TV



Telletopia is excited to launch this new television service at the Grande South on April 10th! You'll have free access to live television over any Internet connection in the building. Watch sports, local news, primetime and daytime in HD on your computer with a web browser. You can also watch via Apple TV (4th generation only). There's nothing to install, just visit Telletopia.com and start watching. Cloud-based DVR service is also available on a monthly subscription basis. Join us April 13th at 6:15pm for wine and cheese, a live demonstration and a special introductory DVR offer. Sign up at the Front Desk!

Gym Etiquette

To ensure that all residents have a pleasant experience in the gym, please keep in mind the following:

- ◆ All free weights must be restacked after use.
- ◆ Keep conversation to a minimum and please step outside if you need to take a phone call.
- ◆ Please wipe down all equipment with a clean towel or a disinfecting wipe after use.

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Opt-In Reminder

Management recently e-blasted the Opt-In form to all owners. If you would prefer to receive documents from the Association via email, saving the cost of copying and mailing, and allowing you to easily file on your computer for future reference, please fill out the form and send back to management.

We must receive wet signatures on these forms, so please either mail in the form or drop by the front desk in order to sign up for electronic delivery of association documents (except those that must be mailed by CA law).

Don't Hold That Elevator!

Otis Elevator has been called to the building on several occasions to make repairs to the elevators after reports of the doors not opening properly or the elevator making odd sounds as it runs. Otis has reported to Management that the number one cause of elevator malfunction comes from the doors being held open.

If you are in the elevator and you spark a conversation with another resident or a staff member, please be sure to step out of the elevator if you need to continue the conversation. Repairs for damage caused by holding the elevator doors cost a staggering \$1,000.00.

Earth Fair 2017

Looking for something fun to do on Earth Day? Balboa Park is hosting the 28th annual Earth Fair on Saturday, April 22nd.

Over 60,000 guests will visit the park to enjoy the eARTh Gallery, parade, clean car concourse, and more!

The fair kicks off with the parade, starting at 10:30am by Spanish Village. You are encouraged to arrive early or take alternative transportation as the parking lots will fill up quickly.

More info at:

<http://www.earthdayweb.org/EarthFair.html>



Insurance– Last Call!

Please be reminded that starting this year, the Association is collecting proof of homeowner insurance from all owners and requesting owners add The Grande South as a certificate holder, in accordance with Section 10.3 of the CC&Rs. The purpose behind this is to confirm all owners have property insurance against losses to personal property located within your units including coverage for upgrades or improvements, and liability insurance against any liability resulting from any injury or damage occurring within your units.

Collecting proof of insurance is a common HOA practice that is done to help protect all parties from undue cost resulting from damage or injury caused by or occurring in the unit of someone who is not properly insured. Adding the HOA as a certificate holder will not raise your premium! It will place the HOA on a list of entities maintained by your insurance agent who will receive a copy of your policy renewal annually.

The Grande South will maintain a record of homeowner insurance expiration dates and if your insurance agent does not provide a copy of your proof of insurance at renewal time, we will work with the owner to obtain it as quickly as possible.

The due date to provide management with a copy of your proof of homeowner insurance and add The Grande South as a certificate holder is April 1, 2017. If you have not submitted a copy of your insurance, please do so AS SOON AS POSSIBLE to avoid any enforcement action by the Association.

Tip of the Month: VIVO Homeowner Portal

Management and the Board constantly refer homeowners to the VIVO Homeowner Portal to view the governing documents, research Board and Committee minutes, find The Grande South's insurance information, and so on.

In the past, some homeowners have experienced a bit of difficulty trying to create a VIVO Homeowner Account due to not knowing their account number or having the last name be incorrect (your unit may be listed under a Trust, for example). We are happy to announce that Action has made it a LOT easier for Owners to sign up for a VIVO account! Management can now send a VIVO "token" that starts the process of creating an account for Owners.

If you would like assistance in getting a homeowner account started, please contact Management!

Written and edited by Aileen Ryan and Corinne Brugman

BUILDING CONTACT INFORMATION

The Grande South Website: www.thegrandesd.org

Front Desk & Management Office:
(619) 236-1122 p / (619) 236-1436 f

Corinne Brugman, General Manager: cbrugman@actionlife.com

Aileen Ryan, Assistant Manager: aryan@actionlife.com

Concierge: frontdeskstaff@thegrandesd.org