



January Newsletter

THE LIDO HOMEOWNERS ASSOCIATION



IMPORTANT NOTICES

Vandalism-Recently there have been reports of packages being stolen within the community and vehicles being broken into in the garage areas, as well as two bikes stolen from one of the bike rooms. Please remember to lock your vehicles and not to leave any valuables inside. Also, if you see vagrants within the community please notify the management office or contact the patrol company. You can reach the night patrol guard directly between the hours of 10:00PM-6:00AM by calling (619) 838-0663. If you need to reach the patrol dispatch between the hours of 6:00AM-10:00PM please call (703) 544-2344. If you notice any illegal activity please be sure to contact the San Diego Police Department.

Deck Project-The deck project to resolve the structural issues with the decks at #2318 and #3411/#3311/#3211 are near completion! All scaffolding by the garage gates will be removed by January 13th, and the fob readers for the garage gates will be openly accessible again. The project was delayed due to several days of rain over the past few weeks. Your patience and understanding throughout this project has been appreciated.

Workshop-The Association will be having an open Workshop in the Clubhouse on January 15th at 6:00PM. The purpose of the Workshop will be to review the Reserve Study and Project List for The Lido, to determine the priority level for projects such as roofing, painting, lighting, fountains, clubhouse renovation, signage, surveillance cameras, etc. This is an open Workshop and all homeowners are welcome and encouraged to attend!

Pool Project-The Board has approved the re-surfacing of the East pool and spa, as well as the West spa. The project is anticipated to begin with the East pool area in late February, at which time the pool area will be closed for approximately four weeks. Further details will be provided in late January.

POOL AREAS-NEW GRILLS!

Both barbecue grills at the East pool area were replaced in December and the grill at the West pool was repaired, so the ignitor now works! The drinking fountain at the West pool was also repaired, the bathroom lights were upgraded to LED and shower hooks were placed at the showers at both pool areas. The men's urinal at the East pool was re-built and the drinking fountain in the Gym was repaired.

LIGHTING PROJECT

American Power Solutions has been on the property since mid-December, completing a Board approved lighting project. The lighting in the storage rooms, mail rooms, stairwells, landscape planters and all of the wall sconces are being upgraded to LED. The upgrade is anticipated to reduce energy expenses by approximately \$17,000 annually!

IMPORTANT NUMBERS

Management Company
Action Property Management
8275 Station Village Ln, Suite 3100
San Diego, CA 92108
619-299-5436

Community Manager | Nikki Bekish
nbekish@actionlife.com

Handles Day to Day Operations alongside the Board of Directors

Manager Assistant | Mallory Oberholtzer
moberholtzer@actionlife.com

Handles Architectural Submittals, Clubhouse Reservations, Guest Parking

Remember to set up your new Action Resident Portal account on <https://resident.actionlife.com> to review your account balance, update contact info, obtain forms, set up auto payments and more!

BOARD OF DIRECTORS

Jim DeCock | President
Ed Rogers | Vice President
Ron Livingston | Treasurer
John Mayo | Secretary
Joseph John | Member at Large

NEXT BOARD MEETING DATE

January 21, 2020
Community Clubhouse
8311 Station Village Lane
6:30 P.M. | Open Session

Meeting Agenda will be posted 4 days prior to the meeting in the elevators or can be requested by contacting Management. All homeowners are welcome and encouraged to attend.



COMMUNITY REMINDERS

Garage Trash Rooms

Please refrain from leaving large furniture items or other unwanted items in and around the trash rooms in the garage areas! The Association incurs a fee every time these items have to be removed. Cameras are being monitored and owners will be assessed a fine for this violation!

Architectural Requests

Per the Governing Documents and The Lido Handbook, all owners are required to submit an architectural application prior to modifying, altering or constructing any improvements in a unit or exclusive use easement area. This includes replacing flooring, installing ring doorbells, screen doors, etc. If you plan to make modifications to your unit please refer to The Lido Handbook, available on the website or on the Resident Portal and submit your architectural application to the on-site office. Please be aware the Board has 45 days from the date of submittal to respond to each request received.

Routine Maintenance

As a reminder, if you have not had your rain gutters cleaned/inspected, this should be done at least annually. It's also a good idea to check window screens for tears, window seals for leaks and have a plumber inspect interior plumbing and appliances. There have been several leaks and issues reported to management relating to water heater leaks, toilet valve/seal leaks, shower drains, dishwashers, etc. Please also ensure you routinely clean your shower drains, as there have been recent shower back-ups from large amounts of hair inside the drains. Also, please refrain from putting food, pet hair, oil, etc. down the garbage disposal, as this is the #1 plumbing problem within the community!

CONTACTS TO KEEP ON HAND

POLICE | 911

Non-Emergency | 619-531-2000
or 858-484-3154 (per City website)

FIRE | 911

Non-Emergency | 858-947-9891

PATROL/SECURITY | 619-838-0663

ELECTRIC | SDG&E 800-411-7343

WATER | City of San Diego (619) 515-3500

ACTION AFTER-HOURS EMERGENCY

800-400-2284

**Action's Community Care
Department**

Monday-Friday | 7:00 a.m. to 7:00 p.m.

Community Care representatives are available to answer general questions about your account and submit work orders when the on-site office is closed.

If there is an emergency after the hours listed above, you will be directed to Action's afterhours service and the General Manager will be called to assist in the event of an emergency.

