



THE LIDO HOMEOWNERS ASSOCIATION



Year In Review

Another year is coming to an end and what a busy one it has been here at The Lido! While the pandemic did de-rail some of the planned projects, many others have been completed in 2020!

At the end of last year all of the storm drains and sump pumps in the community were inspected, cleared and all noted issues resolved. As a result the garages have seen far less flooding than in past years.

The overhead plumbing in the garages was inspected and many sections of corroded and rusted pipes replaced, as a preventative measure for any future leaks.

The East and West pools and spas have been re-plastered, and both trim and step tiles replaced. New barbeque grills were also installed at the East pool area. All of the pool furniture at both the East and West pool was repaired and re-finished in March.

New vandal proof buttons were installed in the elevators, reducing the cost of service calls to have the buttons replaced when they would break off. This has been a significant cost savings! New lighting transformers were also recently installed, resolving the issue of many of the elevator lights being out.

All of the stairwell lighting, landscape lights, porthole lights and outside wall scones were replaced with LED bulbs at the beginning of the year, resulting in an energy cost savings of approximately \$17,000 annually. The hallway light fixtures have recently been replaced with new LED fixtures that have motion sensors. This project is anticipated to result in an annual maintenance and energy cost savings of approximately \$49,000!

Fire sprinkler inspections were performed inside units as well as the common areas and the Association has received the annual certification for all fire safety equipment.

Many construction defect projects have been completed over the past year, addressing structural issues related to deck and patio areas throughout the community.

All of the wood furniture in the courtyard and hallway areas was cleaned, sanded and treated with teak oil in September.

The Annual meeting was successfully held on November 17th, with the re-election of Jim DeCock to the Board and The Lido's newest member of the Board, Aimee Fitzgerald!

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 regularly access your 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
Roger Wedig | Vice President
Ron Livingston | Treasurer
Aimee Fitzgerald | Secretary
Ed Rogers | Member at Large

NEXT BOARD MEETING DATE

January 19, 2021
Meeting to be held via Zoom
6:30 P.M. | Open Session

Meeting Agenda will be posted 4 days prior to the meeting in the elevators, as well as e-mailed. All homeowners are welcome and encouraged to attend. Details regarding the link and code to virtually attend the meeting will be included on the agenda.



Goals for the New Year

Although there were a great number of projects completed in 2020, there are many more on the agenda for the new year! Several projects that have been deferred due to the pandemic, will be discussed at the beginning of the year, including adding Wi-Fi or a cell booster to the garage areas, replacing the garage gates, upgrading the camera surveillance system, garage power washing, the renovation of the clubhouse and the re-coating of the interior walkways.

COMMUNITY REMINDERS

Garage Trash Rooms

Please refrain from leaving large furniture items or other unwanted items in or around the garage trash rooms, the trash company does not pick up these items free of charge! Boxes placed inside the trash chutes or in the dumpsters must be broken down flat, as they quickly fill the dumpsters as well as jam the trash chutes. Please do not throw glass items down the trash chutes, take them down to the garage dumpsters for disposal.

Routine Maintenance

As a reminder, if you have not had your rain gutters cleaned/inspected, this should be done 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, to ensure nothing is leaking and all valves are in good condition. Please also ensure your shower drains are routinely cleaned and refrain from placing large amounts of food or any oils, pet hair, etc., down the garbage disposal.

The Lido Facilities

As you all know well, the current pandemic situation is a global tragedy and has most of our country (and the world), in uncharted waters. With varying COVID-19-related orders emanating from our local county, state and federal governments on a continuous basis, the Board and management have worked diligently over the past several months to implement measures to ensure the health and safety of The Lido residents. The common area facilities have been closed and re-opened as quickly as regulations have been updated and the Board worked quickly to establish, approve and implement temporary facility rules, as well as creating sanitization stations at both pool areas and inside the Fitness Center. The clubhouse has remained closed due to restrictions. In our continuing effort to keep The Lido community safe and healthy, please remember that a facial covering is required to be worn at all times, this includes the garage areas, the elevators and all common areas of the community.

Stay safe and stay healthy!

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 | 855-690-6300

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.

