



THE LIDO HOMEOWNERS ASSOCIATION



COMMUNITY UPDATES

On-Site Management Office-Action Property Management is pleased to introduce Janay Wellington, who will be joining The Lido management team as of March 29th! Janay will be assuming the Manager Assistant position and taking over for Mallory Oberholtzer. Mallory and her husband have re-located to Maryland and while we know she will be missed, we are very excited to have Janay join the team! Janay has worked with Action's on call team, as well as a Front Desk Coordinator at a high rise Association downtown. Janay is looking forward to meeting the residents at The Lido and we know she will be an asset to the team!

Fitness Center-The Lido Fitness Center has been re-opened, effective March 17, 2021. The hours are 6:00AM-8:00PM. However, by order of the State and County, due to COVID-19, the maximum capacity must be reduced to 10%. As of this time, **no more than three (3) residents may use the Fitness Center at one time**, specifically two on the equipment and one utilizing the open space area. Please remember to wear a face covering and self-sanitize using the sanitation station, while using the Fitness Center.

Pool Areas-Both the East and West pool areas are open and available for use. Due to reduced capacity requirements, the spa and grill area are restricted to one household at a time. The pool areas are open from 7:00AM-8:00PM. Maximum of 4 residents per household allowed in the pool area, no guests permitted at this time. Please remember to wear facial coverings, unless you are inside the pool or spa and self-sanitize upon entering and exiting the pool area.

Patrol-The Board voted to increase the patrol contract due to reported issues of vandalism within the community. As of February 12th, a night guard has been stationed at the property every Friday, Saturday and Sunday night from 11:00PM until 7:00AM. The guard has been instructed to continuously patrol the garage areas throughout the night. If you have a security concern to report on a Friday, Saturday or Sunday night during these hours, you can reach the on-site patrol guard directly at (703) 389-3043.

GARAGE TRASH ROOMS

Please do not leave large items (furniture, boxes, etc.) in the garage areas. The Association incurs a fee every time these items require disposal. Please also remember to break down boxes before placing them down the trash chutes or inside the dumpsters. Large amounts of boxes fill the dumpsters quickly and cause overflow issues and trash chute blockage!

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 | Janay Wellington

jwellington@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

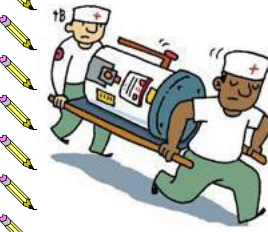
NEXT BOARD MEETING DATE

April 20, 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.



COMMUNITY INFORMATION



Water Heaters-Several of the A.O. Smith heaters that were originally installed by the Developer have failed over the past few years and caused serious damage to property. The Association distributed and posted information in 2019, encouraging all homeowners to have these water heaters replaced as soon as

possible. It is also recommended that you have your water heater inspected periodically for any leaks or issues, in order to avoid costly water damage.

Insurance-Have you reviewed your condominium insurance policy recently? Even if a water leak originates in another unit, each owner is responsible for insuring your own unit against damages. Make sure you have provided the Association's CC&R's to your insurance agent and are properly insured. Also remember to confirm all personal belongings, including those stored in the storage and bike room areas are covered by your homeowners insurance policy.

Dryer Vents/AC units-Homeowners are encouraged to have dryer vents cleaned and AC units inspected at least annually. Many of the leaks in the garage areas are from AC units, which when leaking can cause major damage. Dryer vent cleaning companies have reported issues within The Lido of flappers on the elbow vents on the roof being stuck closed, causing lint build up in the vent and a potential fire hazard.

GARAGE PLUMBING PROJECT

The Board recently approved a contract with ASAP Drain Guys and Plumbing to hydrojet all horizontal waste pipes in both parking garages. The work will be completed on May 11th-13th and May 18th-20th. In order to complete the cleaning, all vehicles will need to be removed from the parking spaces and the water secured. The garages will be divided into thirds and the work completed over a 3-day period, for each garage. Further details regarding the project will be posted and sent out via E-blast the first week of April. This project will not be possible without the cooperation of all of the residents. Please contact the on-site management office if you have any questions or concerns regarding this project.

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.

