



January and February 2020  
Volume 7, Issue 1

## Important Numbers

On-site Office  
619-236-1044 (M-F)

La Vita After-Hours  
619-299-6899 (option #5)

On-site Security  
(619) 856-9160  
Alternate (866) 804-4464

Management Office  
300 W. Beech Street  
San Diego, CA 92101  
619-236-1044  
SAfkhami@APSMangement.com

# la Vita HOA

## Message from the Board

Saluti

I hope you enjoyed the numerous activities held in our Little Italy neighborhood this holiday. We will officially end the holiday season with our La Vita party on January 15.

Our hallway/lobby renovation project resumes in the tower. We will continue the project with the lobby makeovers in 2020. This will include new tile, wall coverings and lighting. The completion of the hallways was delayed due to carpet manufacturer setbacks. The carpet tiles arrived mid-December and installation will begin in the midrise in January.

We look forward to 2020 and have plans and projects to continue to upgrade and maintain our beautiful building. Please pass on your appreciation to our staff team members for their great work and dedication to maintaining our homes.

Ken Henehan, President

**RING IN THE NEW YEAR!** Our second Ring in the New Year party! Join your neighbors on Wednesday, January 15, 6:00-8:00 in the Amenity Room. Catering by Rovino, and bring your own beverage. All residents are welcome!

**Christmas Trees:** Please remember that the Christmas tree disposal area is on P1, adjacent to the dumpster.

And, we have to say it...please DO NOT attempt to put your discarded trees down the trash chute.

**HOA Dues for 2020:** An important reminder that your HOA dues increased in January 2020. Due to wages, cost of living, and other expenses, your dues were increased by approximately 5 ½ percent.

Make sure that your payments reflect the new amount! If you have auto-pay with APS the change will occur automatically. If you use a bank bill-pay or other form of payment you will need to make the change yourself. The difference between the new and old amounts will accrue and may result in late fees.

All budget and HOA dues information was sent to homeowners in November.

And as an important aside, the La Vita HOA dues are some of the lowest in the Little Italy and other downtown area high-rise communities, especially with the amenities we have. We are very grateful for our Onsite Manager and Finance Committee for their diligent efforts with the La Vita budget!

**Message from the Fire Marshall:** If someone living in your residence is not able to evacuate the building via the stairs in case of an emergency, please provide the Onsite Office with the name, unit number, and contact number.

The Fire Marshall will insure that this information is in the Fire Control Room for access by the firefighters.

## Happy New Year!

### New Year's Maintenance and Safety Reminders

**Dryer Vents and Ducts:** Remember to clean your topside dryer filters at least once per month. The filters are located in the ceiling above the dryer.

- Slide the plexi door out of the guides and clean the wire mesh.
- If your filter is damaged or needs replacing you can order them at: [Reversomatic.com](http://Reversomatic.com) or call (941)-870-2320. Door screen is model number 021175 associated with LT-180F.
- Is your dryer taking a long time to dry your clothes? If you have already cleaned your filter and your clothes are still taking a long time to dry you may need to have your ducts professionally cleaned.
- Check for dampness or drips inside the washer area and/or your balcony vent.
- Look at the grill on your balcony vent. If there is obvious dryer lint you may need to have the ducts cleaned.
- Also check to make sure the fan is running. Signs of a nonworking fan are damp areas in the washer/dryer closet

**Building Safety:** Please be mindful of your surroundings. Do not grant access to strangers or allow them to piggy back in with you. Each of our package thefts during the holidays were due to residents allowing people in the lobbies.

**Package Delivery:** The holidays may be over, but there is always a potential for package theft. We suggest using the Amazon Locker delivery at the 7-11 on Grape, or package acceptance service at the Rite Aid on Kettner.

**Garage and Vehicles:** Make sure you don't leave any valuables visible in your cars. Most of our car break-ins have been crimes of opportunity.

Keep your parking spaces clear of all items! The only items allowed in parking spots are wheeled carts. Carts can't be attached to pipes or ducting, but we suggest running a chain or bike cable through the wheels to prevent theft.

**Recycle:** Please break all boxes down before throwing them in the recycling bins. And please never try to throw boxes down the trash chutes. They WILL cause clogs!

**Plumbing Reminders:** Are your angle stops replaced and up-to-date? The inability to turn off your angle stops to your sinks or toilet can be a major issues.

How about all of your supply lines? Have they been updated with braided stainless lines? Leaking supply lines are a major source of flooding.

This frequently impacts your neighbors. So be a good neighbor and make sure to take care of this major maintenance issue!

**C&R and Bylaw Revisions Updates coming soon!**

#### Little Italy News

**January 9:** LIRA hosts a mayoral candidate forum at the Firehouse Museum at 6:00pm.

**February 4 and March 3:** LIA Board Meeting at 8:30pm. All are welcome. Check the LIA website for the location.

**Civil Sidewalks:** As many of you know, the Little Italy Live Well/Live Safe program was suspended due to lack of funding. An exploratory committee has been created by LIA to develop and fund a successor program which will be called Civil Sidewalks. We will keep you up to date as this new program evolves.

**La Vita HOA Meetings:** Upcoming meetings\* 1/28, 2/25 & 3/24. Regular meetings are at 6:30pm in the meeting room on the lobby level. \*Meetings subject to change