



July and August 2019
Volume 6, Issue 4

Important Numbers

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

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

On-site Security
(619) 538-9377

If no answer call:
(800) 574-8637
SDPD 619-531-2000

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

Get involved in your la Vita community!

la Vita Committees:

Finance (must be homeowner)
Social
Safety
Architecture (must be board member)
Landscape

la Vita HOA

Message from the Board

Finally, we see some sunshine. Our May grey and June gloom have been dominating our weather this spring. Let's hope for more sunshine as our Little Italy events ramp up.

Your staff has been busy with perimeter painting, replacing circuit setters throughout the building, and continuing to finalize the design for our hallway painting and carpet replacement. We will also spruce up our lobbies with new tile, soundproofing and wall coverings. The design boards will be shown in the near future.

I want to share a couple of examples of the continued diligence to save money. One of our contractors created a situation that caused water damage during our winter rains. While clean-up and drying wasn't a large amount of money, they refused to pay. Because of this we took them to small claims court and won a settlement. Also the above mentioned circuit setters were failing due to being manufactured with incorrect materials. We were able to negotiate a settlement with the supplier and they will replace the circuit setters at to La Vita. Sabrina leads the charge to protect our assets!

You have seen that the homeless population in our neighborhood has grown. If you encounter a homeless individual entering the building, please call the police. We urge you not to get into a verbal confrontation with them. We are working with the police, Live Well, Live Safe, and the Little Italy Association to try and minimize the risk to all La Vita residents. It is a challenging

situation for us all but we also must respect the homeless.

Enjoy your summer and we hope to see you at our Annual HOA meeting in August.

Ken Henehan – Board President

Annual Meeting and Dinner will be held on Tuesday, August 13th in the Courtyard. During the meeting Board elections will be tabulated and announced.

Board Election: This year there are two spots on the La Vita Homeowners Association for election. Candidacy letters have been mailed. If you are interested in running for a Board position (and have time to serve) please return the letters to the onsite office by the July 3.

CC&R and Bylaw Revisions: We are still collecting ballots in order to reach a quorum for a vote count. If you have not returned your ballots, please do so ASAP. We are beginning to make calls to those who have outstanding ballots.

If you have misplaced or lost your ballot, please let Sabrina know and a new one will be sent to you.

A copy of the CC&Rs can be found on the website: LaVitaHOA.org

HVAC: Remember to have your HVAC serviced before July 19! HVAC maintenance is required each year within the CC&Rs. Failure to provide proof of HVAC maintenance within the time indicated will incur a fine.

Frequently Asked Questions (FAQs)

What are some important things to know for summertime at la Vita?

Common area gatherings (barbecues, pool, and courtyard) are limited to 4 additional guests per unit (6 people total). If you're planning a larger gathering you are required to notify the management office for specific details, Board approval, and so that security can be made aware.

Barbecue area tables and chairs should not be moved, and residents should bring their own extras if needed.

Vacation Rentals: A Summertime reminder that the CC&Rs of la Vita do not permit vacation rentals FOR ALL OR PART of your unit for less than 30 days. This also includes during Comic-Con! If you DO use a vacation rental company (AirBNB, VRBO, etc) for stays of 30 days or more, you still need to provide a copy of the lease agreement (or statement) with dates, guest names, etc.

Owners: Please make sure your tenants are aware that they cannot sublet the unit, or any portion of a unit, at la Vita as a vacation rental. The owner will be responsible for any and all fines incurred by illegal vacation rentals. It is suggested that you build these requirements into your lease agreements.

Smoking: Smoking of any kind is strictly prohibited in all Common Areas of la Vita, including stairwells, corridors, recreation facilities, courtyard, parking garage, lobbies, and elevators. It is also prohibited in Exclusive Use Common Areas, such as Unit balconies, patios, and roof decks.

An additional note: if you smoke anything inside your unit that causes smells to exit into the hallways or other common areas and these smells become a nuisance to neighbors, you can be asked to install various odor mitigating devices.

Watering Plants: Make sure your balcony or patio planters have a drip tray, and that the trays do not overflow onto your neighbors below.

Units with large patios that have floor drains should ensure that no water enter the drain, per City regulations.

Lock your cars! There have recently been a few incidents of vehicles being entered and small items stolen. Sometimes it is paperwork or cards from a console or glove compartment. There have also been small electronics taken. In each instance there were no windows broken or locks damaged...and most victims admitted that they likely had not locked their cars.

We ask that our residents do everything possible to avoid being a target of these crimes of opportunity.

Garage Notes: For the safety of residents and staff, please be

courteous when driving through the garage.

- 1) Watch your speed
- 2) Use the garage mirrors for corners
- 3) Obey stops at the top and bottom of the ramp

Please remember that items cannot be chained to pipes. Only shopping carts can be left in parking spaces.

Downtown Mobility Plan Cycle Track Construction:

There may be overnight work between 9:00pm and 5:00am to construct a physical barrier to protect cyclists on Beech St. Finish date is not known.

Little Italy News

LIRA Meeting: Wed. July 24, 6:00pm in the Old Firehouse. Guest speaker: Supervisor Nathan Fletcher.

ARGH!! Pirates Invade Sicily: The last ever *Ferragosto* takes place on Saturday, August 17 at 6:00pm. This fundraiser finances the Little Italy Association, Washington Elementary and Our Lady of the Rosary. For tickets to this popular event, go to ferragostosd.org

La Vita HOA Meetings: Upcoming meetings* are: 7/23 & 8/13. Regular meetings are at 6:30pm in the meeting room on the lobby level.

*Meetings subject to change