



October and November 2017
Volume 4, Issue 5

Important Numbers

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

La Vita After-Hours
619-299-6899

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
SAfkhami@APSMManagement.com

Get involved in your la Vita community!

la Vita Committees:

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

la Vita HOA

Message from the Board

For those who joined us at our Annual HOA meeting in August, I hope you enjoyed the great evening. As always, Tom Cervello did a fantastic job organizing the event from food to courtyard movie.

Our settlement projects are winding down with the completion of the tower kitchen waste lines. Our pin hole leak corrective actions have been installed and are in operation. It seems good to have fewer interruptions now in our hallways and elevators. I want to thank Sabrina and all our contractors for numerous jobs well done and under budget.

2017 is clicking by very quickly as summer ends. Based on all of the extreme weather worldwide, we will revisit all of our heavy rain risk areas, be it courtyard or parking structure, and also drainage systems.

Enjoy the fall season and I hope to see you at our monthly HOA meetings

Ken Henehan – Board President

Annual Meeting was held on August 22 in the la Vita courtyard. Elected to the Board of Directors were: Ken Henehan and Susan Ranft.

Officers appointed at the 9/26/17

Open Session meeting were:

Ken Henehan – President
Tom Cervello – Vice President
Debbie Petruzzelli – Secretary
Belinda Romero – Treasurer
Susan Ranft – At Large

We are all looking forward to a productive new year!

Tower Waste Line Plumbing Project: The construction defect waste line project was completed in September.

Thanks to all of our residents who were patient during this long, but much-needed project. And a BIG thanks to our contractors who worked long hours, and tirelessly, to make sure that these important repairs were successfully finalized.

Angle Stops & Shower Cartridges

Once again, a reminder that ALL original angle stops (in toilets, under sinks, etc.) and shower cartridges should have already been replaced!

If there is a leak at, or near, any of these areas, we MUST be able to turn off the water. If the stops are frozen and cannot be turned off, homeowners are responsible.

Please read the Rules & Regulations regarding “Maintenance Obligations of Homeowners”. These chapters can be found beginning on page 19 of the “La Vita HOA Membership Handbook”.

Flyers and Solicitations: We’ve had a spate of unauthorized flyers and solicitations posted on doors in both the tower and midrise.

Please be aware that many of these companies are “sketchy” at best (i.e. unlicensed carpet cleaning companies).

Also, please do not let individuals delivering flyers, etc., into the building. If you happen to notice anyone posting flyers on doors contact the onsite management office ASAP. We will escort them off of the property. If you run into them on weekends, please call security.

Frequently Asked Questions (FAQs)

This was a great summer at la Vita! What is coming up in Little Italy in the next few months?

Fall is a wonderful time in our favorite Little Italy neighborhood! Here are some upcoming events:

- [THE BULLS OF SANT'AGATA CHARGE LITTLE ITALY: LAMBORGHINI CAR SHOW](#)
Saturday Oct 21st / 6:00pm - 11:00pm
- [TRICK-OR-TREAT ON INDIA STREET](#)
Friday Oct 27th / 5:30pm - 7:30pm
- [OUR LADY OF THE ROSARY 78TH ANNUAL SPAGHETTI DINNER](#)
Saturday Nov 4th / Noon until 9:00 pm
- [SMALL BUSINESS SATURDAY](#)
Saturday Nov 25th / All Day
- [LITTLE ITALY TREE LIGHTING & CHRISTMAS VILLAGE](#)
Saturday Dec 2nd / 4:00pm - 8:00pm

Other News:

We are thrilled to have Roma Market open as of October 2nd! What a wonderful addition to our end of the Little Italy community.

La Vita HOA Meetings: Regular open sessions on Oct. 24 & Nov. 20 (Note date change for November). There is no meeting in December. Meetings are at 6:30pm in the meeting room on the lobby level.

Garage Etiquette: We have a lot of vehicles that move through our parking garage each day. In order to keep traffic moving smoothly remember these helpful hints:

- Cars exiting should stop on the ramp to allow for cars entering (this is due to the ramp pitch which prohibits cars entering from being able to have a visual down the ramp)
- Cars entering should STOP at the bottom of the ramp (note the stop sign above) and check the mirrors. Please wait for oncoming vehicles that need to enter the ramp area

Please watch speeds in the parking garage and utilize the mirrors at the turns.

Thanks to everyone who helps keep our parking area safe!

Hepatitis A in downtown San Diego: Due to the hepatitis A outbreak in San Diego, our custodial crew has been trained in procedures in blood-borne pathogens and Hep A safety.

Water Water Everywhere!

Once again we ask all residents to exercise caution when cleaning balconies and decks, and/or watering plants on balconies. If you (or any household help) clean the balconies with water avoid allowing the water to drip (or cascade!) from the balcony onto

lower units. What may seem like a miniscule amount of water can damage outdoor plants and furniture, and shower unsuspecting residents below.

Budget and HOA dues: At the 9/26/17 Open Session meeting the 2017-2018 budget was approved. The full budget and budget details will be mailed to all homeowners in November.

The approved HOA dues increase was set at 3% to cover an increase in operational costs.

The new HOA dues amount will begin in January. Please plan accordingly.