

Livin' la Vita

Board Message (April 2023)

Happy Spring! The courtyard planters are absolutely stunning this time of year due to the hard work of A&C Landscaping. The new gym equipment has been well-received, and we are preparing to sand, coat, and seal the building perimeter walls now that the rain has let up a bit.

We hosted our first hybrid (Zoom & In-Person) meeting in March and although not perfect, it gave folks an opportunity to choose how they wished to attend. We hope you'll be able to join us for the next Open Session in May (date – tbd).

Until then, Little Italy has much to offer and we hope you are able to get out-and-about and spend time in our wonderful neighborhood.

The following are in-progress:

Waste Management & Organic Recycling Compliance

Building Façade Code Compliance & Equipment Upgrades

EV Charging Solution Investigation

Plumbing Repair – Tower (Stack 10)

FROM US TO YOU!

We want to thank everyone for cooperating and assisting with the annual fire sprinkler inspection. We know and understand that these inspections and repairs can be an inconvenience. So, with this in mind, please know that we appreciate you helping us comply with this mandatory requirement.

Terms Defined...

What is Cal/OSHA?

The Division of Occupational Safety and Health (DOSH), better known as Cal/OSHA, protects and improves the health and safety of workers.

Why is an OPOS important?

An Operating Procedures Outline Sheet is an OSHA document that details the requirements for safe use of roof supported building maintenance equipment and window washing procedures.



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Can you name these flowers?



Need to Know Updates

BUILDING FAÇADE CODE COMPLIANCE AND EQUIPMENT UPGRADES

In response to a Cal/OSHA inspection that ordered us to stop using our window washing equipment last year, the Board contracted with Olympique to bring our building & equipment up to code. Although it feels like a long time and our efforts are not visible, much has happened in the last 3.5 months. Here's a recap.

- Please remember that there is a cost to the HOA to achieve compliance. We have expended \$33k to-date for design services.
- In February, Olympique consulted with Cal/OSHA on a request for a variance for Midrise descent. It was denied.
- The 75% design, which requires at least 9 new tieback anchors is under review. A structural check will be required and cost an estimated \$5k.
- Tower equipment requirements are currently under review and the Board is reviewing a preliminary determination from Olympique and Cal/OSHA.
- After design completion, the next steps will be construction upgrades, development and approval of a new OPOS, and final authorization from Cal/OSHA.

Even with all this progress, we still do not know when the windows will be washed. We do not believe that it will happen in 2023. However, we commit to continue working tirelessly to bring our building into compliance.

BUILDING MANAGEMENT SOFTWARE & CALL-BOX UPGRADES

Have you downloaded the Carson App? If you haven't, please check your email for instructions on how to do so as it will be an important tool for future communication. Management is available to assist you.

AMENITY ROOM IMPROVEMENTS

Last year's survey results told us that you wanted a more flexible and useful space for small gatherings and socials. The Board approved a plan to install cabinets and a sink, remove the pool table and purchase chairs/tables. Use requirements are in-progress and the renovation schedule will be communicated in advance.

WHAT NEXT? With the weather shaping up, we're soliciting ideas for a low-cost and fun social gathering for homeowners and residents. Please send your thoughts to Sabrina.
