

# Livin' la Vita

## Board Message (January 2023)

Happy New Year! As we look forward, rest assured that YOUR Board and Staff will continue to work diligently to maintain a safe, financially stable, and well-maintained complex.

It is our goal this year to organize a couple social events, host hybrid (zoom & in-person) Open Session meetings, and to continue to utilize surveys to hear your thoughts.

Much of our time will be dedicated to the following high priority projects and tasks.

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*Building Management Software Implementation*

*Waste Management & Organic Recycling Compliance*

*Building Façade Code Compliance & Equipment Upgrades*

*Annual Permits – Fire System & Sprinklers, Elevator*

*Plumbing Repair – Tower (Stack 10)*

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## Reminders!

Here are 5 easy things you can do at the top of 2023.

1. HOA dues increased – confirm auto-payments are accurate.
2. Check and repair angle stops to prevent water damage.
3. Crush your boxes – we pay more when the bins fill quicker.
4. Do not leave large furniture or equipment next to the dumpsters. You are responsible for hauling these items away.
5. Extend a friendly smile and introduce yourself to a neighbor you've never met.



## Contact Us

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La Vita Homeowners Association

300 W. Beech Street  
San Diego, CA 92101

Phone

(619) 236-1044

Email

[safkhami@apsmanagement.com](mailto:safkhami@apsmanagement.com)

Website

[www.Lavitahoa.org](http://www.Lavitahoa.org)

## Take a Book Share a Book



## Stop By the Gym & See the New Equipment!



## Need to Know Updates

- **BUILDING FAÇADE CODE COMPLIANCE AND EQUIPMENT UPGRADES**

### **Why did the window washing stop?**

After 20 years of use and original certification, Cal-OSHA issued a directive prohibiting use of the window washing equipment. This means we are not legally allowed to use the equipment until we complete several required steps: create a code compliant design, bring our equipment up to code, revise the OPOS (Operating Procedures Outline Sheet) and certification of the system by Cal-OSHA.

### **What is the status?**

In December 2022, the Board approved a contract with Olympique to produce required CAD drawings for the building and create a code compliant design. As of January 24, the drawings are complete, and the design is in-progress.

### **What does this mean to us as homeowners & residents?**

Although we are pushing forward diligently, it is unlikely that we will be able to wash the windows in 2023. We know this is disappointing and frustrating, however it would be unsafe to do so and washing the windows illegally would also risk sizable fines from Cal-OSHA.

- **BUILDING MANAGEMENT SOFTWARE & CALL-BOX UPGRADES**

After significant supply chain interruptions, the callboxes are finally here! Management will be providing info on the new equipment and software and soon begin utilizing “Carson” to enhance communication and services.

- **ORGANIC WASTE RECYCLING REQUIREMENTS**

In early 2023, we will comply with the State of California mandate to implement organic waste recycling. Keep an eye and an ear out for educational information and sessions that will be offered prior to the launch date.

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*WHAT NEXT? Consider joining us for a future Open Session. The March meeting will be announced by email and offered via Zoom. We hope to “see” you there!*

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