

# Livin' la Vita

## Board Message (July 2023)

We are very excited for the upcoming Annual Meeting! As we have in year's past, we will conduct elections and business for owners and provide important information about our financial position and current and future initiatives. Please plan to join us for an opportunity to meet and greet other homeowners and hear more about your community.

Owners Annual Meeting & Elections: August 22, 5:00pm – 6:30pm

---

### *Updates from the June 2023 – Open Session*

*Approved contract to complete required window washing structure and equipment inspections. Cost: \$60k (Total to-date \$102k)*

*Approved contract to complete SDGE required document for EV charging station efforts. Cost: \$5k*

*Approved acoustic study to ensure gym floor mat replacement project will be adequate. Cost: \$3,250*

*Discussed projected costs for plumbing repair and maintenance and Reserve funding strategy.*

---

### **Safety Notice!**

Please remember that La Vita is not a secure facility. Our guards are not security and are assigned to patrol the common areas and observe and report only.

- Common area patrols are conducted during limited hours and the cameras are not monitored.
- Call 911 if you feel threatened or need emergency service. Report suspicious activities directly to the police.
- Be aware of your surroundings; lock your doors and consider property and personal alarms.
- Do not let people into the building.
- Take care of and look out for each other!



## Contact Us

---

La Vita Homeowners Association

300 W. Beech Street  
San Diego, CA 92101

Phone

(619) 236-1044

Email

safkhami@apsmanagement.com

Website

Lavitahoa.org

Have you seen these old photos?



## Need to Know Updates

### AMENITY ROOM IMPROVEMENT DETAILS

Unlike many condo communities, La Vita does not have an outfitted space for social or family gatherings. The 2022 survey responses told us there was a high level of interest in creating and activating such a space. Contracts for the Amenity Room renovation and purchases have been approved as follows:

- Increase counter space for light food prep and service areas.
- Add cabinets, a sink, mini fridge, and microwave.
- Purchase folding tables and chairs for flexible seating spaces.
- Install additional lighting and a new smart television.

The reservation process and rules for exclusive use are in progress and will be introduced to owners soon. In addition to reserved use, we plan to encourage resident gatherings for activities such as board game nights, meet and greets, and other ideas that you bring to us.

### PIPES, PIPES, AND MORE PIPES

It's important for us to save money to pay for future repairs and replacements. In comparison to many condo associations, our Reserve funding is relatively healthy, however projecting future expenses is critical to the Association's financial stability. Even with diligent planning, there are unknowns, for example the condition and longevity of our plumbing system and components. Please do your part to protect our pipes!

- Drano damages pipes. Use a plumber to clear stubborn drains.
- Schedule a plumbing inspection with a qualified professional and repair any signs of corrosion.
- Limit garbage disposal use and flushing of harmful chemicals into the system.
- Pay your homeowners dues on time! A portion of the payment goes directly into the Reserve and collects interest.

---

### **SUMMER REMINDERS!**

*Common area gatherings are limited to 4 additional guests per unit. Contact Management for authorization for larger groups.*

*Units may only be rented for 30 days or more and the lease agreement and guest information must be provided to Management.*

*ONLY bagged trash goes in the chute! Removing cardboard is costly and time consuming.*

*Plants need water and drip trays under them will keep your neighbors happy.*

---

