

Livin' la Vita

Board Message (May 2024)

Spring is definitely showing itself in our stunning courtyard and we hope you have time to stroll through and check out the in-progress paint project. The sun has finally hit the pool deck again and we've added a new style of lounge chair for your enjoyment.

YOUR Board and Staff wish to thank everyone for their incredible cooperation during the fire sprinkler check. This all-unit inspection is required annually and ensures that our existing fire protection system remains certified. Your support is always appreciated.

Currently, we continue to dedicate much of our time to the following high priority projects and tasks.

**Rules and Regulations Update.*

**Building Façade Code Compliance & Equipment Upgrades*

**EV Charging Research & Strategies*

Important Reminders!

1. Crush your boxes. We pay more when the bins fill quickly.
2. Haul your own large furniture away to avoid a penalty.
3. Clothes will dry faster if you clean the secondary lint trap in your ceiling above the dryer. It also minimized the possibility of a leak from moisture.
4. Parking spaces are not to be used for storage. Doing so encourages theft.
5. Check patio door locks and call for repairs if needed. Busy Bees (619-733-0172) is local. Both Alcatraz Locksmith (619-690-0000) and Prestige Lock and Safe (858)353-7430 are open 24/7 for after-hours emergencies.
6. Take a dip! Per your request, we raised the pool temperature from 80 to 82 degrees.
7. To avoid a terrible and expensive plumbing mess, put grease in the trash NOT your sink or disposal.
8. Read the Plumbing Update.



Contact Us

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Please Don't!



Damaged Storm Pipe



Kitchen Grease
Clogged Pipe



Need to Know Updates

- TOWER PLUMBING PROJECT COMPLETED

All cast iron pipe for the 10-stack clothes washer lines has been replaced and upgraded to 4" pipe. Additionally, yoke vents were replaced and speed bumps removed.

Cost: \$245,584.

- STORM DAMAGE REPAIRED

Several storm pipes were replaced in the Midrise and garage after failure during heavy rainfall. We also completed storm-related repairs to deck drains and a planter.

Cost: \$63,709.

- WATER HEATER REPLACED

There are 9 water heaters located on the property. Water heater #2 was replaced after it stopped working.

Cost: \$20,078

We Passed!

For the first time, La Vita was required by the City of San Diego Fire/Rescue Department to conduct a 20-year inspection of the sprinklers located in various zones throughout the property. 148 sprinklers were removed and sent for testing. Failure of one sprinkler in a zone would have required us to replace all sprinklers located within the zone. This would have been VERY costly. We are happy to report that all tested sprinklers passed! Thank you to the homeowners and residents who helped us with the inspection.

Register Today for the Next La Vita Social – May 21

<https://www.eventbookings.com/b/event/la-vita-happy-hour-postino-little-italy-free-apps-and-welcome-drink>

We hope you can join us!