

Livin' la Vita

Board Message (July 2024)

La Vita remains an excellent spot for a family get-together, a BBQ with friends, a picnic in the grass, or a dip in the pool and it's been such a pleasure to see so many residents enjoying the summer. We appreciate that folks have been respectful of the shared space and mindful of the rules. For safety, please keep kids off the planters.

Did you know that you can reserve the Amenity Room for group use? It's fully outfitted with tables and chairs, sink and counter space, a small fridge, and a smart TV. Feel free to contact Sabrina for more details.

We appreciate your feedback and participation. Please keep an eye out for an upcoming homeowner and tenant survey. Until then, keep on livin' la Vita.

*Annual Meeting for Homeowners
September 20, 5:00pm*

Important Reminders!

1. Pets are only permitted in common areas for ingress/egress and must be leashed.
2. When cleaning patios, please use a broom and dustpan to remove dirt/debris. Water may not drip onto the units below.
3. All furniture, appliances and large item deliveries or pick-ups requiring use of the elevator must be coordinated and scheduled through the Management Office. The fine for not doing so is \$750.
4. Common area gatherings are limited to 4 additional guests per unit. Contact Management for authorization for larger groups.
5. Units may only be rented for 30 days or more and the lease agreement and guest information must be provided to Management.
6. Check your angle stops by closing and opening them. DO NOT force them if they are seized up. To avoid a costly leak, call a plumber to immediately have them replaced.



Contact Us

La Vita Homeowners Association

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Website
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Big Bay Boom



Top O' the Tower View



Social at Postino



Need to Know Update

● **BUILDING FAÇADE CODE COMPLIANCE PROJECT**

Reminder: By order of the California Occupational Safety and Health Administration (Cal/OSHA), La Vita may not hire a contractor to wash the windows or use the building maintenance equipment. To meet requirements, we must create a compliant design, bring our equipment up to code, revise the OPOS (Operating Procedures Outline Sheet), and obtain Cal/OSHA approval.

The design is complete, and the Board has met with all owners who will be affected by the new required equipment.

Bids for construction and installation of code compliant equipment are due this month. The construction timeline will be communicated well in advance and may be impacted by contractor availability, permitting, supply and fabrication, etc.

Cost To-Date: \$134,575.95

Got Insurance?

- The CC&R clearly outlines individual owner insurance responsibilities and liability insurance for damage to adjacent units is REQUIRED.
- The Association insures the Common Areas. The coverage does not apply to an owner's liability and personal property (unit furniture, fixtures, appliances, floors, etc.)
- Homeowners should encourage tenants to insure their own personal property.

Have questions? Ask!

LOCAL INFO: The Little Italy Association contracts with the Rescue Mission for an Enhanced Security & Outreach Program. The Mission provides non-emergency assistance for concerns related to those experiencing homelessness.

Contact Info: (7 days a week, 6:00 a.m. – noon.)

Monday-Friday: (619) 890-2016

Wednesday-Sunday: (619) 642-1840