



March and April 2019  
Volume 6, Issue 2

## Important Numbers

On-site Office  
619-236-1044 (M-F)

La Vita After-Hours  
619-299-6899

On-site Security  
(619) 538-9377

If no answer call:  
(800) 574-8637  
SDPD 619-531-2000

Management Office  
300 W. Beech Street  
San Diego, CA 92101  
619-236-1044  
SAfkhami@APSMManagement.com

Get involved in your la Vita community!

### la Vita Committees:

Finance (must be homeowner)  
Social  
Safety  
Architecture (must be board member)  
Landscape

# la Vita HOA

## Message from the Board

It feels like we have all recovered from the Holidays as it appears quiet and comfortable in LV. I hope everyone who attended our holiday party enjoyed the food and comradery. A special thanks to Joe Petruzzelli for arranging the event.

The Board continues to be in more of a maintenance mode, keeping up with preventative tasks so that our building remains top condition. Chris (building Engineer) does an excellent job maintaining la Vita.

A couple key tasks are ahead of us and we need all our residents/owners to assist. First, if you encounter a threatening situation please call 911. Recent homeless issues have required police involvement so please call them. Second, all owners will receive a package that will outline the process to vote on our updated CC&Rs and ByLaws. Please take the time to return your vote by the deadline. We require more than a 67% response to move forward. The package will walk you through the process but if you have any questions, contact Sabrina so we complete this on time.

Thank you for being such great neighbors.

Grazie  
Ken Henehan – Board President

### Are you renting out your unit?

Remember that California Civil Code requires that leases are provided to the Management Office **prior** to the tenant moving in. Violations may result in fines. Make sure your tenants are familiar with

(and have a copy of) the la Vita Membership Handbook, which includes the regulations for our property.

**\*\*Also\*\*** Civil Code requires that if an owner allows friends or family members to stay in the unit in a non-lease agreement the owner still needs to provide management with the names and contact information.

**Balcony Cleaning.** The winter rains combined with nearby construction, has created some dirty, grimy issues on our balconies and patios.

If you (or any housekeeping contractors) are planning to clean your outside areas, remember that water dripping will shower your neighbors below.

We once again ask that your use a mop (or other similar device) to sop up the water rather than pushing it out, as this creates a big, drippy mess....sometimes all the way down to the ground floor!

**Garage LED lights:** Thanks to some extremely diligent work by Sabrina and Chris, all of our garage fluorescent lights will be replaced with LED lights, **FREE OF CHARGE**, through the SDG&E Multifamily Program.

The installation began the last week of February.

Considering quotes from lighting vendors had given the Board and Management some serious sticker shock, we are pleased that we were able to qualify for this energy saving program!

**Reminder:** The originally installed smoke detectors expired in 2014. Please make sure that you have updated all smoke detectors.

## Frequently Asked Questions (FAQs)

### **It's time to vote on the amended CC&Rs and Bylaws! We Need Your Vote!**

Recently you received a packet in the mail with voting information to amend certain portions of the CC&Rs and Bylaws of the Association.

For the most part, the amendments are to remove the "Developer" language and/or make updates for Civil Codes that have been changed throughout the years. There are also three separate CC&R amendments and the Board of Directors is asking you to vote on these three separately.

Return the ballot no later than 5:00 p.m. on Tuesday March 26th, 2019. You may also hand deliver your ballot to the onsite office or at the regular open session Board meeting which is being held on Tuesday, March 26th, 2019 at 6:30 p.m. If we have not received enough ballots on March 26th, the CC&R and Bylaw Amendment portion of the meeting will be reconvened to another date.

A copy of the CC&R and Bylaw amendments showing all the changes in "red" is posted on La Vita's website at [www.lavitahoa.org](http://www.lavitahoa.org). If you prefer a hard copy of the amendments, please contact the onsite office.

**And a special note!** There will be two drawings for \$250 each once we receive ballots from at least 67% of the voting power of the members.

1. **You must submit your ballot to be entered into the drawing.**
2. You do not need to be present in order to win.

Everyone who sends in their ballot will qualify. The winners will be announced and will receive a credit on their HOA statement.

***We look forward to a quick approval of our amended CC&Rs and By Laws !***

**Carpet and Flooring:** We are hoping to have another round of ideas for the carpet and flooring within the next few months. Please bear with us! We are working hard to come up with a concept that will be aesthetically pleasing, and also be mindful of the parameters of the reserve study. Stay tuned.

**Doorbells:** Video doorbells and regular doorbells are allowed at la Vita, but must go through architectural approval and must be installed on the doorframes. We have recently discovered some units with doorbells installed on the walls

outside of the doors. Owners (or residents) who have doorbells installed on the walls will soon receive letters for removal. Contact the Onsite Office if you have questions.

#### **Little Italy News**

Election/reelection for two of Little Italy's three representatives to the Downtown Community Planning Council ( DCPC ) will be held on Monday, March 4. Polls are open from 11am - 1pm and 5 - 7pm. Voting will take place at *Caffe Italia* at 1704 India St. You must bring a

photo I.D. and proof of residency. PLEASE VOTE!

For additional information go to [dcpcsd.com](http://dcpcsd.com)

Tuesday, March 5 and Tuesday April 2

#### **Little Italy Association monthly meeting**

Our Lady of the Rosary Community Room 8:30 - 10:00am

**La Vita HOA Meetings:** Upcoming meetings\* are: 3/26, 4/23, 5/28. Regular meetings are at 6:30pm in the meeting room on the lobby level. \*Meetings subject to change