



March and April 2020  
Volume 7, Issue 2

## Important Numbers

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

La Vita After-Hours  
619-299-6899 (option #5)

On-site Security  
(619) 856-9160  
Alternate (866) 804-4464

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

# la Vita HOA

## Message from the Board

Saluti

Recently Debbie Petruzzelli, who has been on the Board for the last eight years, retired from “active duty” on La Vita HOA. We greatly appreciate all of her support and will miss her attention to detail and availability. All the best to Deb and to her husband Joe who has been our one-man Social committee. Larry Olkein will join the Board to complete her term. Larry was on the ballot last year so this was a natural transition to keep our Board at full staff.

As you have seen, our hallway remodel is advancing and your feedback has been quite positive. The Midrise hallways are complete and the Tower hallway project is approaching the lower floors. The last step will be our lobby remodel with new tile, wallcovering and lighting. Thank you for your continued patience as we improve our facilities.

We are planning new and more frequent social activities. Dates and plans will be forthcoming. Our Annual Holiday gathering was well attended with nearly 100 enjoying great food and conversation.

I hope to see everyone at our monthly HOA meetings and if you want to get involved on any of our La Vita committees, please stop in to see Sabrina. We welcome more volunteers.

Ken Henehan, President

## CC&R and Bylaw Amendments:

On February 13, the ballots for CC&R and Bylaw Amendments were tallied. The results were as follows:

CC&R amendment to remove developer language - **172 Yes; 41 No**

Bylaw amendment to remove developer language - **173 Yes; 38 No** (passed with simple majority)

Change short-term rental from 30 days to 90 days - **126 Yes; 99 No**

Sub-metering - **67 Yes; 155 No**

Majority approval for the CC&R amendment instead of 67% - **109 Yes; 115 No**

The Board will provide info on next steps soon.

**Pet Reminder!** Please remember that according to the Rules and Regulations of La Vita, your pets cannot be left unattended on balconies or patios. We have noticed an uptick in noise complaints from unattended dogs.

If you are not at home make sure your pups are secure inside. Also close doors and windows. It is surprising how noise carries throughout the “canyon” of downtown highrises!

**Pool and Spa News:** Beginning in March (dates TBA) the pool and spa will be closed for approximately 3 weeks. The closure is so that a new pool company can remove the plaster (which was utilized in error by a previous contractor) and apply fiberglass. This will allow for a longer life for the pool and spa interiors. We will update residents with dates as soon as possible.

## Frequently Asked Questions

### What are some of the most important 2020 Reminders?

**Plumbing Reminders:** Are your angle stops replaced and up-to-date? The inability to turn off your angle stops to your sinks or toilet can be a major issue.

How about all of your supply lines? Have they been updated with braided stainless lines? Leaking supply lines are a major source of flooding.

This frequently impacts your neighbors. So be a good neighbor and make sure to take care of this major maintenance issue!

**Dryer Vents and Ducts:** Remember to clean your topside dryer filters at least once per month. The filters are located in the ceiling above the dryer.

- Slide the plexi door out of the guides and clean the wire mesh.
- If your filter is damaged or needs replacing you can order them at: [Reversomatic.com](http://Reversomatic.com) or call (941)-870-2320. Door screen is model number 021175 associated with LT-180F.
- Is your dryer taking a long time to dry your clothes? If you have already cleaned your filter and your clothes are still taking a long time to dry you may need to have your ducts professionally cleaned.
- Check for dampness or drips inside the washer area and/or your balcony vent.
- Look at the grill on your balcony vent. If there is obvious dryer lint you may need to have the ducts cleaned.
- Also check to make sure the fan is running. Signs of a nonworking fan are damp areas in the washer/dryer closet

**Door Locks:** Did you know that changing your locks on the hallway doors needs to go through the Architectural Committee for approval? Locks (whether traditional, keypad, or “Ring”-type video locks) need to be a brushed silver/nickel in color. Contact the management office for more details.

**Lock Boxes:** All lockboxes MUST be stored in the cabinet by the Union St. gate AND registered with the office. No boxes are allowed on gates. Unregistered lock boxes will be removed.

**HOA Dues for 2020:** An important reminder that your HOA dues increased in January 2020. Make sure that your payments reflect the new amount! If you have auto-pay with APS the change will occur automatically. If you use a bank bill-pay or other form of payment you will need to make the change yourself. The difference between the new and old amounts will accrue and may result in late fees.

**Carpet and Lobby:** We will update residents on the Tower lobby project as we firm up dates for closures. Thank you for your patience.

#### Little Italy News

**March 3 & April 7:** LIA Board Meeting at 8:30am. All are welcome. Our Lady of the Rosary Community Room.

#### Monday, March 9

DCPC (Downtown Community Planning Council) Elections

**Vote for Little Italy's Representative and one at-large seat**

Caffe Italia, 1704 India Street  
11 – 1 and 5 – 7 PM

Bring an ID: license or utility bill  
[www.dcpsd.com/elections](http://www.dcpsd.com/elections)

#### Sunday, April 5

12<sup>th</sup> Annual Campagnolo Gran Fondo Cycling Event

Where: Starts at India and Fir.

Finish line is at Ruocco Park

7:30 AM [www.sdgranfondo.com](http://www.sdgranfondo.com)

#### Art Walk 2020 April 25 and 26

11 AM – 6 PM

16 blocks of Little Italy will be filled with artists, art, music and dance performances

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

**La Vita HOA Meetings:** Upcoming meetings\* 3/24, 4/28, 5/26 & 6/23.

Regular meetings are at 6:30pm in the meeting room on the lobby level.

\*Meetings subject to change