



May and June 2019
Volume 6, Issue 3

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

Summer is coming! We hope our newsletters will help keep you updated on all the major activities for planning your summer calendar.

From window washing to painting, new parking garage lighting installed for free by SDG&E, and new BBQ lighting, we continue to strive to maintain our property and keep it in good working condition.

Don't forget to thank our support teams starting with our property manager, Sabrina, our cleaning, security, landscaping crews, and Chris our building engineer. I can't say enough about their efforts to keep our building safe, looking its best and functioning correctly every day, rain or shine.

At our last HOA meeting, we mentioned that the board continues to work on our project to refurbish our hallway wall colors, carpets and tile flooring. We met and agreed to bundle these improvements so that they support a new updated appearance to our building. Our next step is to take your feedback and our objectives to our interior decorator for a final design.

We will keep you updated on our progress.

Ken Henehan – Board President

Summer at la Vita: Summer is a busy time in Little Italy, in San Diego, and at la Vita. Here are a couple of "summertime reminders" so that all residents are able to enjoy this beautiful space.

Pool and Barbecues: With the weather warming we hope everyone enjoys our lovely pool and barbecue

areas in the courtyard. Remember that in our La Vita canyon, sound will carry and echo. Please be mindful of your neighbors.

Group sizes are limited. Please contact the onsite office for information regarding larger groups. We also ask that tables and chairs at the BBQ areas are not moved. If you are approved for a gathering larger than 6 people total, please bring your own extra tables and/or chairs

Smoking: Smoking of any kind is strictly prohibited in all Common Areas of la Vita, including stairwells, corridors, recreation facilities, courtyard, parking garage, lobbies, and elevators. It is also prohibited in Exclusive Use Common Areas, such as Unit balconies, patios, and roof decks.

An additional note: if you smoke anything inside your unit that causes smells to exit into other units, or the hallways and other common areas and these smells become a nuisance to neighbors, you can be asked to install odor mitigating devices.

Vacation Rentals: A Summertime reminder that the CC&Rs of la Vita do not permit vacation rentals for **all of part** of your unit for less than 30 days. **This also includes Comic-Con!**

Owners: Please make sure your tenants are aware that they cannot sublet the unit, or any portion of a unit, at la Vita as a vacation rental. The owner will be responsible for any and all fines incurred by illegal rentals.

It is suggested that you build these requirements into your lease agreements.

Frequently Asked Questions (FAQs)

A Reminder 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. Thank you to those who have returned their ballots!

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.

If you did NOT return your ballots, you should have received a post card reminder. You can mail your ballots in or you may also hand deliver your ballot to the onsite office. If we do not get enough ballots, the CC&R and Bylaw Amendment portion of the next meeting will be reconvened to another date. We need 67% of voting members to respond.

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. 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.

If you have questions, call the Onsite Office at 619-236-1044

HVAC: Letters will be mailed soon for the annual HVAC maintenance. Remember, HVAC maintenance is required each year within the CC&Rs. Failure to provide proof of HVAC maintenance within the time indicated will incur a fine.

Water Diverter: The diverter is the “plug” that pulls up from the bathtub spout and converts the water stream from tub to shower. If the diverter is difficult to pull up or push down it will need to be replaced. Frozen diverters can cause water damage behind the tub surround and into the walls.

Little Italy News

LIA Meetings:
Tuesday, May 7 and June 4 at 8:30 AM
Our Lady of the Rosary Community Room

Saturday, May 18, 10 – 2 PM:
Washington Elementary “**Van Go.**”
This is a free event showcasing the talents of our local STEAM elementary magnet school students. It features a soap box derby race and fine and performing arts.

Taste of Little Italy returns on June 19 from 5-9 PM. For tickets, go to littleitalysd.com

Little Italy Summer Film Festival

kicks off on Saturday, June 22 at 7:30 PM at the Amici Park Amphitheatre.

ARGH!! Pirates Invade Sicily: The last ever *Ferragosto* takes place on Saturday, August 17 at 6 PM. This fundraiser raises money for the Little Italy Association, Washington Elementary and Our Lady of the Rosary. For tickets to this popular event, go to ferragostosd.org

La Vita HOA Meetings: Upcoming meetings* are: 5/28 & 6/25. Regular meetings are at 6:30pm in the meeting room on the lobby level.

*Meetings subject to change