



la Vita  
little italy

November and December 2019  
Volume 6, Issue 6

## 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

It doesn't feel like summer is over and yet fall is here. The holidays are around the corner and Little Italy will be soon become our favorite festive neighborhood. For planning purposes, our La Vita HOA Holiday party will be held in January next year. We have found that waiting until after the holidays works best for attendance.

You may have noticed that our hallway/lobby renovation project is underway. You will be notified in advance when your floor will be scheduled. We will be painting walls, ceilings and changing the carpets/tile. We have started in the Midrise working from the top floors down. The project will stop prior to Thanksgiving and then restart next January in the Tower. The board wants to thank everyone for giving us your feedback as we selected the colors and carpets etc.

The Board has approved our budget for 2020. Owners will receive the detailed budget package in November. Based on our insurance, utilities and staff salaries rising, we need to increase our HOA fees by an average of 5.5%. This includes approximately a 3.5% increase for expenses and 2% to fund our reserve account. I know no one likes to see increases in spending but this is a zero balance budget that we have been successfully managing for the past few years to maintain our property values while keeping our reserve funding near our target of 80%.

After our annual elections in August, your Board members will remain as follows;

Ken Henehan President  
Deb Petruzzelli Vice President  
Susan Ranft Secretary  
Belinda Romero Treasurer  
Susie Min Director

Saluti - Ken Henehan

## CC&R and Bylaw Revisions

**REMINDER:** We have received 200 CC&R revision ballots. We need 228. Almost there! Please return your ballots ASAP. If you've lost them or aren't sure if you sent it back, please call the Onsite Office. We are making calls to those who have outstanding ballots.

## Package Deliveries and Options:

Amazon will be adding an "Amazon Key for Business" access to both lobby entrances.

All Amazon delivery drivers will carry a smartphone that is connected to the AWS cloud. When an Amazon delivery driver arrives at a building updated with Key for Business, step by step instructions will be sent to the delivery driver's smartphone. The instructions will inform the delivery driver exactly how to enter the building and where the packages are to be safely delivered. The smartphone will also work directly with the building's electronic entryway, providing one-time approved access for drivers to complete their delivery.

Other delivery suggestions: Add "delivery instructions" to your Amazon order to indicate "Deliver to Door. Do not leave in the lobby"; use an Amazon locker (locations at 7-11 on Grape St., or at Whole Foods); deliver to your work location.

## It's the Holiday Season.....

### Frequently Asked Questions (FAQs) and reminders

The La Vita HOA will display wreaths, plants, trees, and other similar decorations in the lobbies, courtyard, and other common areas

#### What is the policy for decorations around the holidays?

- The acceptable time for winter decorations are 5 days before Thanksgiving until January 10<sup>th</sup>.
- Unless otherwise permitted the decorations must be displayed within the boundaries of your unit or exclusive use common area (i.e. your balcony or patio)
- Wreaths may be hung on your doorways using non-penetrating over-the-door hooks
- Holiday lights need a UL or comparable rating, and outdoor lights must be designated for outdoor use
- Christmas trees should be artificial OR flocked with a fire-retardant, as requested by the Fire Department
- Recycling instructions will be posted. Obviously never try to put a Christmas tree down the trash chute

#### Food, Glorious Food!

Food makes the holidays fun! For the benefit of your neighbors keep these tips in mind

- Please be very cautious with fats into the garbage disposal or drains. Hot fat becomes solid and....well...can cause issues with back-ups
- Similarly, don't put fibrous foods down the garage disposal (celery, carrots, potato skins) – See above
- Also, food like rice and pasta will swell inside of the drains – See above

**Speaking of Drains:** 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 issues. How about all of your supply lines? Have they be updated with braided stainless lines? Leaking supply lines are a major source of flooding.

Thanks to everyone and wishing holiday best from your Board and Management!

**Budget:** Budget and HOA dues info will be sent in November.

**Lockboxes REMINDER:** Effective Aug. 31, ALL lockboxes in the lockbox cabinet on Union St must be registered with the Onsite Office. Boxes not registered will be cut off and removed. Thanks for your cooperation.

**Dryer Vents and Ducts:** Dryer vents and ducts should be cleaned yearly by a professional. Clogged dryer ducts are a fire hazard, as well as causing water damage. You may see condensation in the washer

closet, or your clothes may not dry quickly. Use a qualified company specializing in high rise vent/duct cleaning. Contact the office for more information.

#### Little Italy News

**Small Business Saturday:** November 30 – Open to Close. Support your local Little Italy businesses on the day after Black Friday. Stores will remain open later and many will offer special deals.

#### Little Italy Tree Lighting and Christmas Village:

Saturday December 7, 4:00-8:00pm. This year, the Little Italy neighborhood will make exciting enhancements to the event with the

reveal of a new custom Christmas tree, located in the center of Piazza Basilone. Experience a magical evening filled with festive decor, seasonal vendors, a tree lighting ceremony in the Piazza della Famiglia with a live Christmas tree over 25-feet tall, live music and entertainment, horse-drawn carriage rides, holiday treats, a surprise visit from Santa and more!

**La Vita HOA Meetings:** Upcoming meetings\* are: 11/20 and 1/28. No meeting in December. Regular meetings are at 6:30pm in the meeting room on the lobby level.

\*Meetings subject to change.