



November and December 2020
Volume 7, 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 feels like we lost our summer due to Covid and I want to thank you all for your diligence to abide by our health and safety rules. We will keep you posted on future guidance as winter progresses.

I was looking at last November/December's newsletter which was updating us on the hallway reno project. We were just starting to paint hallway walls and make plans for the carpet replacement. Fast forward to today, and the final touches are being completed in our lobbies. It has been a long project especially as Covid shut us down. Thank you for your patience during construction.

We have completed our 2021 budget process. The approved budget will be mailed to you soon. Our goal was to not raise HOA fees and that was accomplished. We will hold expenses to 2020 levels and not raise our reserve funding. **This is a single year decision** to help us all weather the financial stress during this time. There are no major projects required and our current reserve funding of 77% will keep us financially healthy to implement this budget.

Our monthly HOA meetings are being held via Zoom and this has actually increased meeting attendance. The Board hopes you enjoy the upcoming holiday season as best possible.

Please continue to mask up to help protect all La Vita residents.

Ken Henehan, President

Face Coverings: Face coverings are required in the State of California for everyone not inside their own home/car, etc if you will be within 6 feet of any non-family-unit member.

This applies to all La Vita common areas including the lobbies, stairwell, elevators, and the parking garage.

Spa and Gym: The spa will remain closed until further notice. The Board will follow all recommendations set forth by California and the County of San Diego when determining when and how the spa can reopen. Remember to sign up to use the Gym. Occupancy is limited to 2 people.

And thank you! Your cooperation and courtesy during the past few months is appreciated.

Recycling: For the convenience of residents, La Vita provides recycling boxes for electronics (items with cords), batteries, and lights. Large recycling bins are provided for traditional items such as plastics, cardboard, and other types of recycling.

Items placed in the boxes that are not appropriate will create extra fees to remove.

If inappropriate items are in the recycling bins and boxes, and if the residents can be identified, homeowners will be billed for the removal fees.

Recycling Bins: We are so grateful to our residents for the great job everyone does recycling. We are aware that the bins can fill up rather quickly.

Frequently Asked Questions/ Holiday Reminders

HOLIDAYS: With the holiday season fast approaching here are a few reminders about decorations, Christmas trees, short term rentals, and package delivery.

Decorations (including balcony lights) can be up for the holiday season only. Door wreaths can be used, but must not be attached, and must hang over the doorway.

Christmas Trees: Live trees must be treated with fire-proofing. When bringing live trees into your unit, please clean up needles from the elevators, lobbies, etc.

After the holidays a tree recycling area will be provided in the garage on P1. DO NOT attempt to put the tree down the trash chute!

Package Delivery: We advise having packages delivered to an off-site area (work, Amazon locker, etc.). The holidays are prime time for package thieves to try to enter to La Vita. Make sure to add delivery instructions! Amazon, UPS, and FedEx apps all allow delivery instruction options.

Traveling? Please consider turning off your water valves if you'll be on an extended holiday trip (washer, dishwasher, under sinks, toilets). It would be sad to return home to a flood caused by a leaky hose or valve!

Holiday Food: We ask that you do not put any greasy items down the garbage disposal and instead wipe grease, meat, etc, into your trash. Also any foods that "swell" (rice, potatoes, pasta) should not go down the drains, as this, combined with grease, creates clogged drains.

Short Term Rentals: A reminder that no unit may be rented for less than 30 days. Tenants may NOT sublet their units as a short term rental.

Exterior Decorative Lighting Advance Notice:

Effective after the end of the holiday season, rules (as stated in the La Vita Homeowners Manual, Rules and Regulations) will be enforced regarding exterior decorative lighting on La Vita balconies, decks, and patios.

There have been some issues with nuisance lights impacting surrounding units. We ask that all exterior decorative lighting be removed by January 2nd

The bins are dumped daily (except Sunday). You can help out by breaking down boxes. Also, if the bins are full in the front, frequently there is room in the rear of the bin.

Do not attempt to stuff boxes down the trash chute. This can clog the trash chutes

What's Happening in Little Italy?

The Farmers' Market continues every Saturday from 8:00am-2:00pm.

Al Fresco can be enjoyed every Friday and Saturday night from 4:00-9:00pm in November (December TBD).

The Little Italy Association will meet on Tuesday, November 3 and Tuesday, December 1 from 8:30 – 10:00am via Zoom. Contact Chris Gomez if you wish to join the meetings. Chris@littleitalysd.com

Art Walk The Little Italy Art Walk, November 7 & 8, has been **MOVED** to Liberty Station. LIA hopes to have an Art Walk in Little Italy in April 2021.

Small Business Saturday is Saturday, November 28. Please come out and support your local Little Italy Businesses.

The Little Italy Tree Lighting and Christmas celebration will go

virtual this year!! The tree lighting, along with a 45 minute "Christmas Special" will be streamed on various platforms on Saturday, December 5 from 6:30 – 7:15pm. Please check the Little Italy website for more information: littleitalysd.com

The **Little Italy Holiday Market** will take place in the Piazza, from 10:00am – 2:00pm on Wednesdays: December 2, 9, 16 and 23.

La Vita HOA Meetings: Upcoming meetings* Dec. 1 (for November). There will be no December meeting. Meetings will be held via ZOOM until further notice.

*Meetings subject to change