



la Vita  
little italy

September and October 2020  
Volume 7, Issue 5

## 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

Covid continues to direct our actions and concerns. We again, thank all residents for your attention to the ongoing guidance from the State and County. We will continue to keep you informed of any changes to our Covid requirements. Please stay safe.

We are moving forward with our Tower lobby renovation project with tile, lights, and wall coverings. This will also include the final items in the Midrise lobby. In addition, we are catching up on some painting updates to the courtyard.

We hope you enjoyed our new Zoom format for the Annual Meeting and apologize for the lack of food, beverages and camaraderie as is usual with our normal courtyard celebration.

We have initiated our annual expense and reserve budget process. Our objective is to hold our year-over-year net change to a minimum and will share our progress during our upcoming monthly open meetings. With all the stresses related to the Covid crisis, we hope to minimize any changes.

As our daily operations continue to reopen, please be diligent to protect yourself, family and fellow neighbors from any ongoing Covid risks.

Ken Henehan, President

**Annual Meeting:** Thanks to everyone who attended the Annual Meeting via Zoom! Susie Min,

Belinda Romero, and Larry Olkein were all re-elected to the La Vita HOA Board.

**La Vita COVID-19 information:** Knowing that the situation is very fluid, and information presented now may change in months, weeks, or even days, here is some La Vita-specific information.

**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:** These areas will remain closed until further notice. The Board will follow all recommendations set forth by the State of California and the County of San Diego when determining when and how the spa and gym can reopen.

**Other Pool reminders:** Remember that due to COVID-19 restrictions, pool use is for RESIDENTS only! At this time no guests are allowed in the pool. Make sure to have a mask while entering and exiting the pool area.

**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,

## Frequently Asked Questions

### Housekeeping Reminders

#### 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 2<sup>nd</sup>

Please make sure to read the La Vita Rules and Regulations regarding specifics about exterior lighting.

### Common Area Maintenance:

If you see issues in the Common Areas (i.e. exterior, hallways, lobbies, etc) such as burned out lights, paint or wall damage, or water issues, please drop an email to the Onsite Office. Our maintenance, janitorial, and security staff try to stay on top of these items but we would appreciate extra eyes to make sure La Vita is running smoothly!

### Plumbing and Dryer Vents:

By now ALL angle stops in your unit should have been changed. However we are still seeing some water damage due to old angle stops and shower cartridges. If damage to other units results from leaking angle stops or shower cartridges the responsibility is with the homeowner (and their insurance) that has not done this routine maintenance.

**Dryer Secondary Lint Traps:** The secondary lint trap (located in the washer closet usually at the ceiling junction) should be routinely cleaned. The wire trap slides off of the bracket. Lint collection in this area can cause water damage to your unit. Signs of a dirty secondary trap may be your clothes take too long to dry, or condensation and dripping water in the washer closet.

**HVAC inspections:** The annual HVAC notices have been sent. The Board has extended the HVAC deadline to October 15<sup>th</sup>

cardboard, and other types of recycling.

Items placed in the boxes that are not appropriate creates 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.

### What's Happening in Little Italy?

The Farmers' Market continues every Saturday from 8 – 2.

*Al Fresco* can be enjoyed every Friday and Saturday night from 4 - 10.

The Little Italy Association will meet on September 1, October 6 and

November 3 at 8:30 am. All meetings are on Zoom and open to the public. Contact Chris Gomez at LIA if you wish to join the meetings. [Chris@littleitalysd.com](mailto:Chris@littleitalysd.com)

### The State of the Neighborhood

will be September 24, time TBD, via Zoom and/or Facebook streaming.

### The Taste of Little Italy – Take Home Edition

– will be October 5 - 9 from 4 to 7 pm. Instead of a one-night event, the new Taste will be extended for five nights. Five restaurants will be highlighted each night to create an elevated five course meal.

Art Walk returns on November 7 and 8.

A modified Trick or Treat on India Street will be on Saturday, October 31, time TBD.

Because of COVID-19, dates and times are subject to change so please check the Little Italy Association website before you plan to attend any event.

**La Vita HOA Meetings:** Upcoming meetings\* 9/22 & 10/27. Meetings will be held via ZOOM until further notice. Sabrina will send out info each month for the ZOOM meeting details.

\*Meetings subject to change