



February 2016  
Volume 3, Issue 1

## Important Numbers

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

After-hours  
619-299-6899

On-site Security  
(619) 573-7674

If no answer call:  
(619) 954-9015  
SDPD 619-531-2000

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

Get involved in your la Vita community!

### la Vita Committees:

Finance (must be homeowner)  
Social  
Communications  
Security  
Architecture (must be homeowner)  
Landscape  
Rules & Regs

# la Vita HOA

## Message from the Board

Welcome to 2016. I hope your holidays were enjoyable and we are now all focused on the New Year.

Your La Vita Board is back to work as you will see as our construction projects reactivate. We hope to complete all of the remaining settlement projects by the end of the year. Your continued support and patience is greatly appreciated.

We updated our holiday decorations this year and we hope you enjoyed them. The fountain looks great and with our new LED lighting options, we can alternate the lights for holiday themes.

El Niño isn't done bringing us more moisture this winter season. The Board has taken proactive measures to protect La Vita. We thank you and encourage you to continue to make sure your patio/balcony drains are free of leaves, furniture and carpets, so rain water can drain properly. We also have sand bags available for emergencies.

One procedural change that was implemented the first week of 2016 was to require the use of our parking gate FOB to activate the gate opening to exit the garage. The logic behind this decision is to improve the safety of our vehicles by making it more difficult for a non-resident to exit the garage. In the past, an intruder didn't need to be concerned with how to exit as the gate automatically would open. We have been discussing this change with the City Fire Marshall and he gave us approval after we walked him through our facility. I know some residents have shared their discomfort with this change but we ask you to accept the improvement to our safety.

We look forward to another great year living in Little Italy and your Board will continue to work on your behalf to protect our residents and our property values.

Ken Henehan  
La Vita Board President

## La Vita Website

Our la Vita website has launched at:  
[www.lavitahoa.org](http://www.lavitahoa.org)

On this website you will be able to access governing documents (CC&Rs, Member Handbook, and Architectural Guidelines); find general la Vita information and FAQs; and newsletters. There will also be a newsletter archive.

Open Session Minutes and financial statements will be available on an Owner-only password protected page. Owner log-in information will be mailed (and changed) quarterly.

## Master Insurance Policy

Our new Master Insurance Policy is held by **Michael Abdou Insurance Agency, Inc.**

Our Agent: **Brian A. Kalmenson**  
Commercial Insurance Specialist  
Contact info:

O: [619.293.7779](tel:619.293.7779) | C: [858.774.3466](tel:858.774.3466) |

A letter will be sent to all homeowners which will define the coverage of the Master Insurance Policy vs. the coverage that each homeowner policy must cover. We hope that this will prevent any confusion over what the Association's responsibility is, and what the personal homeowner needs to address in their own policies.

We advise that you check with your insurance company to see if they require a copy of the Declaration page, and also to verify that you are carrying proper coverage in relation to the Master Policy.

Brian will attend the March HOA meeting and will be able to answer any questions you might have about the Master Insurance Policy.

## La Vita HOA Meetings:

The next meetings are February 16,  
March 15, & April 19. 6:30pm

## *Frequently Asked Questions (FAQs) and Reminders*

### **I have a few odds and ends that won't fit in my unit. Can I put them on the balcony?**

Since balconies are considered "exclusive use common areas" there are some regulations regarding appearance, use, and maintenance.

What is allowed on balconies?

- Conventional patio furnishings, electric grills, and potted plants

What is NOT allowed on balconies? Including but not limited to:

- Storage of bicycles, sports and exercise equipment, household items, appliances, boxes, tools, storage bins/shelves, etc.
- Speakers, wiring, animal shelters, litter boxes, water softeners or other machines, trash receptacles, etc.
- Mops, clothing, rugs, towels, or other items. And please do not shall drape items over railings or walls.
- Any item using combustion to operate, including fire pits, charcoal and/or gas BBQs or heaters.

Please see the la Vita Rules & Regulations for a complete list.

### **So where can I store extra items?**

We have storage units available for rent. This storage rooms are located throughout the garage. Most storage cages are \$50 per month. Some reduced-access cages are less.

There is a locked bicycle room on P0.

Please see the onsite management office for more details, or to rent a storage space.

**Holiday decorations reminder:** the acceptable time frame for holiday decorations ended on January 10. Please make sure your decorations have all been removed. This includes balcony lights.

If you still have lights on your balcony that are obviously Christmas themed (i.e. multi-color, icicle lights) they will need to be taken down even if they are not being turned on.

### **From the Security Committee**

The safety of residents & our homes is of the utmost priority. Volunteers on the security committee are vigilant about noticing anyone or anything that appears to be out-of-place. We have been fortunate to have few incidents, however, our safety depends on YOU. If one resident/guest holds the door open for an individual, it puts us all at risk of theft, a home invasion, or assault. The same applies to opening the garage to a car in front of you, blocking your entrance, obviously waiting for you or someone else to use their fob. These are just two examples of where YOU make a difference to ALL of your neighbors. The security committee asks three things of you in this newsletter. Please, just let yourself in/out of the building & garage. If someone or somethings appears out of

place, call Sabrina during the day (Mon-Fri.), or our security guard after hours (evening, weekend day or night). Should a matter require even the possibility of the police, call 911.

Let's make it an uneventful year. We want to hear from you with a concern or suggestions. Put your thoughts in writing, email Sabrina & she will forward your email to the board or security committee. One or more members will meet with you one-one-one. There is nothing too small or insignificant. La Vita is our home & community, where we work each day to keep everyone & their belongings safe. We need your help to live in one of the best communities in Little Italy & downtown. The Security Committee (Nicola, Cori, Joel, Jennifer)

**Parking spaces:** Please remember that the only thing in your parking space should be your vehicle! Bicycles, furniture, trailers, luggage, or other items need to be stored in proper locations – such as inside your unit or a storage cage.

### **Little Italy App**

The Little Italy Association has launched a new, free Little Italy San Diego app that offers residents and visitors a whole new experience in the neighborhood! Download the app today to explore Little Italy with audio-guided tours, lists of restaurants and shopping, and a fun augmented reality feature.