



March/April 2016  
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## 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) 843-2776  
SDPD 619-531-2000

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

Important Neighborhood Info

[www.LaVitaHOA.org](http://www.LaVitaHOA.org)  
[www.LittleItalySD.com](http://www.LittleItalySD.com)  
[www.CivicSD.com](http://www.CivicSD.com)  
[www.NextDoor.com](http://www.NextDoor.com)

# la Vita HOA

## Message from the Board

We are well into 2016 and our improvement projects continue. In addition to our ongoing waste line activities, we are in the planning stage for painting the exterior of the tower. The contractor who painted the mid-rise has been selected to take us through painting the tower for the first time. We will keep you posted on the schedule to allow plenty of time to move items off our balconies.

The Board has sent all owners our recommended changes to our Rules Handbook. Some of the changes were aimed at making the rules match how our CC&Rs are worded, other modifications were to support feedback from residents over the past few years. Once approved, we will publish and send the new Handbooks. For owners that have tenants, your tenants will need to be supplied with a set of the new Rules.

Key areas that have been modified are:

- Fines for violations of our governing documents. We are trying to make our day to day behavior support our quality of life for us all
- Guideline for the number of guests using our common areas and courtyard use updates
- Pet noise
- BBQ use. No open flames on exclusive use balconies (per fire code)
- Vacation rentals
- Handicap parking procedure

- Personal trainers in our fitness room
- What's allowed on balconies
- Plumbing leak responsibilities (HOA/Owners/Residents).

We have a new Preventative Maintenance software package that our Building Engineering team uses to maintain/replace our plumbing, electrical, water etc. infrastructure. Speaking of our Engineering team, please welcome Chris Malesza to La Vita.

Recently, we had a vehicle stolen from our garage. Our change requiring us to FOB to open the gate meant the thief was unable to exit the garage. His panic resulted in several excellent photos. While he did eventually follow another resident out, we are hoping his panic will prevent him from returning. The police were pleased with the quality of the images we provided them. To continue to enhance our security system, we have approved additional cameras for all perimeter gate entrances and stairwells in the garage.

Continue to enjoy our improvements to La Vita. Some you can see and others are behind the scenes to keep us comfortable, safe and ever increasing our property values.

Ken Henehan - Board President

### La Vita HOA Meetings:

The next meetings are April 19 and May 17. 6:30pm in the Meeting Room.

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

### **Summer is approaching. Anything we need to know?**

Summer is vacation season (and Comic-Con season), and la Vita's prime location makes it a hot spot for vacationers.

A reminder that rentals of less than 30 days are not allowed per your CC&Rs (the governing documents of la Vita).

- A copy of leases for ALL rentals (long and short term) must be provided to the management office PRIOR to tenants moving in.
- Make sure all tenants are provided with a copy of the la Vita Membership Handbook that identifies the rules and regulations of our property.
- Also, your tenants are not allowed to sublet all or part of units, per the CC&Rs. This means your tenants must be aware that they can't rent rooms (or couch-surfing!) on sites like AirBNB.

### **What are some other spring and summer safety tips?**

Spring and summer means longer days and warm evenings. If you're out and about be aware of your surroundings and the people around you – whether strolling through Little Italy or arriving at or leaving la Vita.

Make sure to stay safe inside our buildings and courtyard as well. While we all like to be courteous and polite, let's avoid granting access to strangers. At a recent LIRA (Little Italy Residents Assoc.) meeting with SDPD regarding security this comment was made: "People need to realize that the front door to your building is also the front door to your home – and why would you let a stranger just walk in your front door?"

We are all lucky to live in such a vibrant neighborhood like Little Italy, and be a part of the la Vita family. We hope all residents have a safe and enjoyable Spring and Summer season!

### **Parking Garage update**

At a recent HOA meeting comments were made regarding locking the stairwells from the garage. While management had already been told by the fire marshal this wasn't allowed some residents said that there are other downtown buildings with locked stairwells. After conferring with those mentioned buildings this information was provided: "The garage stairwells are unlocked to the fire exit level on the first floor. After that the doors to the stairs are locked, but can be exited without a key."

### **[preventative-measures-for-condo-safety](#)**

#### **Maintenance notes:**

**HVAC inspection** forms will be mailed out soon.

**Window washing** begins in April. Watch for posted dates.

**Printing from the website.** Some people have had problems printing documents from the LaVitaHOA.org website. The website settings are correct. If you have problems either save the PDF and close your browser to print, or check your printer settings.

### **Vehicle Safety**

Remember to not keep any items of value in your cars. Always bring in laptops, bags, cameras, mobile devices or anything that might be tempting for a crime of opportunity.

Also don't leave your Fobs or garage door openers in your cars. During a recent garage break-in, the thief attempted to exit the garage by looking for Fobs in other cars.

If your Fob or garage door opener IS lost or stolen alert the management office ASAP so that they can be deactivated.

**Welcome Chris Malesza to la Vita!** Chris is the new building engineer and comes to us from Countywide Mechanical. He has a strong plumbing background and a familiarity with downtown high-rise buildings.

If you see Chris around please give him a warm la Vita welcome.

### **Security Committee**

Thanks to one of our Security Committee members for sharing this link for 10 Simple Measures for Condo Safety.

**<http://www.mircomgroup.com/incaseoffire/item/404-10-simple->**