



June/July 2016  
Volume 3, Issue 4

## Important Numbers

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

After-hours  
619-299-6899

On-site Security  
[\(619\) 573-7674](tel:6195737674)

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@APSMManagement.com](mailto:SAfkhani@APSMManagement.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

Summer will be a busy season for us. We continue the tower waste line construction and waterproofing of planters in the courtyard. We will try to schedule these projects so they won't conflict with upcoming holidays so you can continue enjoy the amenities. In addition, we will start to paint the tower during the last week of June. Please start to prepare balconies and patios by removing furniture, plants etc. We will be sending all owners more details and the schedule by stack.

We want to thank everyone for helping to tighten the La Vita security by being aware of who may be entering the building behind us as we walk or drive into the building. Additional cameras have been placed to monitor all street entrances and stairwells. As always, if you see something that doesn't look/feel right, please contact our security office and/or contact Sabrina in the Management office.

Based on units recently sold in La Vita, our property values continue to increase. Our equipment preventative maintenance schedules, settlement projects, and daily facility maintenance focus on making sure our building looks great and also insures that the infrastructure is sound.

Have a great summer.

Ken Henehan – Board President

## Tower Painting

Please see the color rendering for the la Vita tower. The colors were selected to embrace our Little Italy neighborhood and add a little Tuscan-inspired influence.

La Vita San Diego FRONT ELEVATION | Scheme Seven 



## Personal Trainer updates

Reminder that new regulations regarding personal trainers takes effect on June 15, 2016. These changes include:

All personal trainers and instructors coming to train or instruct a Resident must obtain prior approval from the Association before commencing any training sessions or lessons by providing the General Manager proof of insurance naming the Association as an additional insured and originals of fully executed liability waivers or other forms as required by the Board.

Only Residents may be trained or instructed within La Vita.

Personal trainers and instructors may not bring non-residents to use the fitness center.

No personal training session may exclude other persons from using the fitness center.

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

### **The new Rules and Regulations are out. When do they go into effect?**

The new Rules and Regulations will go into effect on June 15<sup>th</sup>. In addition to the major changes listed in the previous newsletter, another important update is that per San Diego Fire Code, gas barbecue/fire pits/heaters etc, are not allowed on balconies or patios.

If you currently have a gas appliance, even if it is not in use and does not have a tank, those items will need to be removed from all balconies and patios.

Electric grills or heaters are allowable under these fire code regulations.

### **How will I get a copy?**

We have sent out hard copies of the updated Handbook. The Handbooks (Rules & Regulations and Architectural Guidelines) have been 3-hole punched. This will allow for individual pages to be changed out if ever necessary. We suggest that you get a 3-ring binder (larger) that will also have room for the CC&Rs when they are updated later this year. You can also pick up extra copies of the Handbook in the Management Office. Remember, if you have tenants you must provide them with a copy of the Handbook as well.

A PDF of the updated Handbook will be available on our website: [www.lavitaHOA.org](http://www.lavitaHOA.org)

### **Other important info.**

The management parking spots on P1 are for management, employees, and Association contractors. If you need a temporary parking pass for one of those spots, you'll need to contact the onsite office. Vehicles parked in a management spot CAN be towed!

Pets: Make sure not to allow your pets to urinate or defecate in any common area. This includes the courtyard AND surrounding planters! It also includes the garage, elevators, and lobbies. Please be a responsible pet owner and clean up any "accidents" that might happen.

**Air Duct Cleaning.** It is recommended that your dryer air ducts have a professional cleaning annually. This will help the efficiency of your dryer by allowing the damp air to escape more easily. Your HVAC air ducts should be cleaned every 5-7 years. There are a number of air duct companies in San Diego, but make sure you company of choice is familiar with cleaning high rise air ducts, and also has the proper insurance. "Vent Pros" is one company that is used by a number of downtown high rise complexes.

**State of Little Italy**  
The annual "State of Little Italy"

meeting is Wed. July 27, from 5:30-8:30pm. It will be held on the rooftop of the new County Administration Parking structure on Kettner and Beech. Visit [StateofLittleItalySD.com](http://StateofLittleItalySD.com) for tickets.

**La Vita HOA Annual Meeting.** The Annual Meeting is scheduled for August 16<sup>th</sup>. Candidacy forms will soon be in the mail. If you are interested in being a board member at La Vita please submit your candidacy form to the onsite office.

### **Important Reminder!**

ALL angle stops need to be inspected and/or replaced! If you

have any original angle stops in your unit you will need to have a licensed plumber change them. This will require a scheduled water shut off. If an angle stop leaks, or if water cannot be shut off in your unit due to frozen stops, you (and your insurance company) will be liable for damages to other units (per the CC&Rs). This is required maintenance.

### **La Vita HOA Meetings:**

The next meetings are June 21 and July 19 at 6:30pm. The Annual meeting is August 16.