



October/November 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

la Vita HOA

Message from the Board

With all of our recent improvement projects inside and outside our building, it struck me what a significant company-like entity we are running. The complexity of mechanical components (elevators, plumbing/pumps, lights etc.), vegetation (grass, trees and plants), parking ramp garage, banking (receivables/payables) and human resources (hiring, legal, property management) is just like running a full scale business.

Collectively, our 304 owners/residents, HOA Board, subcontractors and Sabrina (Property Manager) are running a large company called La Vita. I worked in Manufacturing for 41 years and the similarities to running a manufacturing plant to keeping La Vita running smoothly is very similar.

The next time you wander through our parking levels, courtyards, elevators and your home, think about the network of wires, pipes, pumps, drain lines, fire suppression systems etc. that are all around us. Your Board members are dedicated to running our business and all our residents play an important role to keep La Vita safe, attractive and financially sound. All of this translates into a great place to live and to create more wealth as our property values continue to increase.

Please treat our company with respect and care. It can be as simple as not letting our pets on our courtyard lawn, leaving debris in hallways, leaving items in our vehicles, not maintaining our units

infrastructure etc. Actions like these end up costing money and may inconvenience our neighbors' quality of life here at LA Vita.

As our summer ends, continue to enjoy living in La Vita and being an important member of our complex business model.

Ken Henehan – Board President

Painting Update

The Tower painting project is continuing as planned. A second swing-stage will be installed on the State St. side in October to expedite the schedule. Pro-Tech's expectation is for the painting to be completed before the holidays (barring unexpected glitches).

Window washing is normally scheduled in August. The window washing will be arranged when the painting project is completed.

Garage Fob: Thanks to everyone for continuing to support our extra security efforts by using the garage fob to exit the building.

While it is not a perfect system, SDPD has praised our efforts to make la Vita more secure, and the exit system has allowed our cameras to catch solid video of intruders, which we forward to SDPD.

We realize that sometimes people to manage to enter or exit without a fob. We discourage any resident to be confrontational with these people. Let them exit if you must. But get a description of the vehicle, along with the date and time, and management can check the cameras for more information.

Frequently Asked Questions (FAQs) and Reminders Our Furry Friends and Family

We've had residents (and la Vita security) express some concerns about our furry friends....please remember these important guidelines about pet (and pet guardian!) behavior:

Leashes: Dogs must be on leashes at all times! This includes entering and exiting your unit, entering and exiting the elevators and lobbies, entering and exiting the courtyard, and in the parking garage.

Pet "Pottying": Pets are not permitted to defecate or urinate in any common areas including the courtyard and (although we are surprised we need to say it) elevators, and lobbies. If your furry family member has a lobby or elevator "accident" please clean it up quickly.

For our feline friends: While we realize we have no control over the feral cats that wander through la Vita, we have had some comments about "family kitties" who are let out to wander and 'relieve' themselves in common areas. Be aware that rules regarding pets also apply to cats. Please be courteous of your neighbors.

Restricted areas: Pets are not allowed in the pool area, barbecue areas, or fitness center. Pets are allowed in the courtyard for the sole purpose of entering and/or exiting the property.

All residents (owners and tenants) should familiarize themselves with the la Vita membership guidelines, which outline pet requirements. Specific information above can be found on pages 7, 14 & 15. The rules are available on the la Vita website at: <http://www.lavitahoa.org/documents/lavita-membership-handbook>

Holiday Decorations

The holidays are fast approaching and Halloween is just around the corner. A quick reminder about decorations: Winter holidays: decorations are allowed 5 days before Thanksgiving until January 10; other holidays: 5 days prior to the holiday until 3 days after the holiday.

The final push to complete the tower painting may impact some dates and/or units wishing to put up outdoor decorations. We will keep you updated.

La Vita Board and Management:

We'd like to remind all owners that the la Vita Board and Management takes the responsibility of maintaining integrity and a high level of reliability of utmost importance.

Your Board members and management complete a Conflict of Interest statement each year. La Vita owners can rest assured that the Board takes this Conflict of Interest statement very seriously. If any

owner has specific questions please contact the management office, or ask to schedule a meeting with the Board to discuss any items in detail.

Upcoming Events: Little Italy Festa, Oct. 9.

La Vita HOA Meetings:
Oct. 18 & Nov. 15. 6:30pm in the meeting room