



December 2016 & January 2017
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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
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

la Vita HOA

Message from the Board

2016 certainly went by quickly. It is hard to believe that we are getting ready for the holiday season.

We have had a very busy year here at la Vita making great progress on our settlement action list and clicking off several reserve items. Your LV Board wants to thank you again for your continued patience during all of the construction this year. Next year we will complete the tower waste line project in the first quarter and then the activity will slow down for the balance of the year.

We continue to tighten our building security. Recently, we experienced a few breeches of our street entrance gates. Over the next few weeks, we will add additional glass to the State St., Cedar St. and garage gates to keep anyone from climbing over our existing entrance structures. Our camera system continues to be a deterrent and a valuable resource to provide images to the SDPD. I have witnessed several of you helping to tighten our door security by looking for people who appear to be piggy-backing you as you enter the building and/or garage. Thank you so much for your efforts. It is a great benefit to the safety and security of all residents.

As always, we can use your help on any of our LV committees. You can make a New Year's resolution to join us to continue our efforts to maintain and improve our La Vita property, our value and our life style.

On behalf of your LV Board I want to wish you all the happiest of Holidays.

Buon Natale e Felice Anno Nuovo!

Ken Henehan – Board President

Window washing is scheduled to begin on November 28th. The washing will start on the mid-rise, then townhomes, and then the tower.

Fire Safety and Evacuation Plan:

If a fire alarm is either activated by a smoke detector from the hallway, pull station or a sprinkler being activated. An alarm will sound on the involved floors.

If you hear an alarm: Grab your house key, identification, your animal (if applicable), and shut your door.

Go to the nearest stairwell and proceed to exit the building in an orderly manner following the exit signs. The stairwells are pressurized to minimize smoke infiltration.

To limit congestion in the front of the building and allow for emergency vehicles, **please meet in the parking lot on Beech and Union and wait for further direction from the Fire Department.**

Do not panic. Do not engage in unnecessary conversation with staff or fire personnel when the building is in alarm mode.

If it is a false alarm, the alarm will be silenced and you will hear a message over the speaker system. All alarms must be taken seriously.

Frequently Asked Questions (FAQs) Holiday Season updates

The holidays are approaching. What do we need to know?

Holiday Decorations: Winter holidays: decorations are allowed 5 days before Thanksgiving - January 10.

Lights: All holiday lighting must have a UL or comparable rating. Outdoor lights must be designed for outdoor use.

Christmas trees: Only artificial trees OR flocked fire retardant Christmas trees are permitted, as requested by the Fire Department.

Disposing of Christmas Trees: Christmas tree recycling will be located on P1 by the dumpster. And yes, we do need to say: Disposal of Christmas trees in trash chutes is strictly prohibited.

Clean-up: Remember to clean up any dropped needles or other tree debris from the elevators and hallways.

Holiday cooking: Holiday bring extra cooking challenges! Remember, to scrape plates, pots, and pans into your trash before rinsing (rather than using the garbage disposal).

One of the main causes of waste-line back-ups is from improper usage of the garage disposal and kitchen drains. Let's keep this holiday season "water damage free" by limiting what goes down the drains.

Please do NOT put trash or papers down the kitchen drains! A recent waste-line back-up was caused by candy wrappers.

Holiday Packages: Holidays are big for package deliveries, and thieves know it too! While we do everything to keep our property safe, thieves still manage to enter buildings looking for packages left at doors.

Happy Holidays to everyone at la Vita!

California's Prop 64

With the passing of Proposition 64 the recreational use of marijuana has been legalized. However all of la Vita's existing rules regarding smoking are in effect and will equally apply to recreational pot. These are:

1) Smoking of any kind is strictly prohibited in all Common Areas of La Vita, including stairwells, corridors, recreation facilities, courtyard, parking garage, lobbies, and elevators. It is also prohibited in Exclusive Use Common Areas, such as Unit balconies, patios, and roof decks. (page 7)

2) No air pollutants or contaminants sufficient to create a nuisance shall

be discharged. No odors shall be emitted in such quantity as to be readily detectable outside the physical boundaries of a Residential Unit including, but not limited to, incense and smoke from cigarettes, cigars, pipes, and other recreational smoking devices. Owners may be required to install odor mitigating devices inside their units. (page 12)

Garage Security: Another reminder as the holidays approach – please do not leave anything in your vehicles and lock your car doors! Be vigilant when entering and exiting the garage and lobbies.

Elevators: A reminder not to hold the elevator doors open. This can

cause damage to the mechanics of the doors, and also creates alarms.

Painting Update

If you see issues with the paint around your unit email the management office with the info as soon as possible.

Upcoming Events: Little Italy Tree Lighting and Christmas Village. Sat. Dec. 3, 4-8pm. Santa arrives at 4pm thru 6:30pm. Lighting of the 25' Poinsettia tree at 5:30pm.

La Vita HOA Meetings: None in December. Meetings resume on January 17th