



February and March 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@APSMManagement.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

Felice Anno Nuovo!

Reflecting back on 2016, La Vita had a great year. We completed several improvement projects, from plumbing/electrical maintenance items, to planned reserve and settlement activities.

One that stands out was/is our building painting update. We certainly look clean and distinctive and as you travel through downtown, we see more and more colors on new and existing buildings.

As we closed the year, we had a great turnout for our holiday party. Tom not only organized a fantastic event but he also showed off his cooking skills preparing most of the food. I told our residents in attendance that we now know how to have more people attend our monthly HOA meetings - "feed them".

We are experiencing a more typical winter season so far with cooler temps and more rain.

Please help avoid any flooding risk by keeping all your patio drains clean and clear.

Last month, our treasurer Joe Morra gave notice that he was leaving the board to focus on retirement. We want to thank Joe for several years of service and are pleased that he will continue on as a member of the La Vita financial committee. At our January HOA meeting, we announced that Belinda Romero will join the Board replacing Joe. We welcome Belinda as she has also been serving on the financial committee for the past year.

Enjoy the balance of our short winter season. We will be taking advantage of the cool weather to close the swimming pool for resurfacing. A schedule will be posted

Ken Henehan – Board President

Management Parking Spaces: Management parking spaces are for staff, vendors, and approved contractors. If you have been loaned a pass for temporary parking in one of the management spots you will need to return the pass to the office. The pass is valid ONLY for the approved dates. It cannot be reused without being re-issued by the office.

Cars found parked in the management spots using an expired parking pass, or without a newly issued pass, can and will be towed.

Garage Openers and Door Fobs: If you are selling your unit, make sure all garage openers, fobs, and keys are supplied to the new owner. If you rent your unit and your tenant is moving out, make sure they return all fobs, openers and keys. This also applies to property management companies. Fobs are registered to the unit numbers and **MUST** stay with the correctly assigned unit.

Storage Cages: For the first time, we are experiencing a shortage of storage areas to be rented. The fee is between \$25 and \$50/month depending on size. We are quoting to add additional lockers to the rental pool. Please contact the office if you need to rent storage so we will have an idea of how many more we may need.



Frequently Asked Questions (FAQs) New Year updates

What are some maintenance updates for the New Year at la Vita?

Smoking: See the detailed column below regarding smoking and other odors.

Gym and Amenities: The New Year brings exercise season! Please remember to “exercise” courtesy when using the gym equipment – wipe down the equipment after usage, do not move the equipment, and there is a 30 minute maximum on equipment when others are waiting. Personal trainers must register with the management office, and must provide proof of insurance. See the Membership Handbook, page 16.

General Maintenance: During this New Year we remind you to check the batteries in your smoke alarms and carbon monoxide detectors. Also, a reminder that the developer installed smoke alarms have expired and need to be replaced. Contact the Management Office for information about what types of smoke alarms to purchase, and how to have them installed.

Dryer Secondary Lint Traps: The dryer lint traps should be cleaned monthly. These are generally on the upper rear portion of the washer/dryer closet. If the traps are not cleaned, moisture and condensation will build, prevent adequate drying, and also cause water damage to the dryer closets. If you purchase a new washer/dryer unit, take into consideration that you will need to access the secondary lint trap!

Be Good Neighbors! “What goes up, must come down.” Do not drop items from your balcony. Whatever you drop ends up as someone’s trash. Recently your neighbors have found water bottles, champagne corks, cigarette butts, and a variety of other items, littering their balconies and patios.

Also if watering plants or cleaning your balcony, do not allow the water to spill off on your neighbors below.

Parking spaces: Do not invite theft by storing any items in your parking spaces. This is also a violation of the la Vita CC&Rs. Only small-wheeled shopping carts are allowed and you will be asked to remove any non-compliant items. Please see the info above about renting a storage cage.

Smoking and Other Odors

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)

NOISE travels

We live in a concrete and steel box. Many times a noise you hear in your unit could be originating from several floors above or below. Please consider if we drop a heavy

item, it can be heard by several of our neighbors. This is why we have sound proofing requirements for wood/tile floor installations. Always obtain approval for all flooring projects.

Also, music or very loud talking can easily be heard outside your home. And finally, hard items like wine bottles etc. thrown alone in our trash chutes is like a small missile free-falling several floors.

Please co-mingle heavy items inside a plastic bag with other items to reduce noise and to avoid damaging the liner of the trash chutes.

La Vita HOA Meetings: Meeting dates changed to 4th Tues. 2/28 & 3/28, 6:30pm