



April and May 2017  
Volume 4, Issue 2

## Important Numbers

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

La Vita After-Hours  
619-299-6899

On-site Security  
(619) 538-9377

If no answer call:  
(800) 574-8637  
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

It looks like Spring has arrived! Our winter saw more rain and cooler temps than in recent years and we did have a few issues with flooding that have been addressed.

Our LV projects continue to make progress including the final waste line stacks in the tower, pool resurfacing, fountain leak repair and a few new planter leaks we experienced during the recent rains. You will notice our painting projects continue with final courtyard and interior unit doors being painted.

We want to thank all residents for helping us maintain a respected property in Little Italy. Our community continues to grow and mature into one of the premier villages in Downtown San Diego.

Ken Henehan – Board President

### Transient and Homeless Issues:

Members of our Board are in discussion with the Communications Division of the San Diego Police Department which oversees the 911 Communication Center regarding the activity in Little Italy. These discussions are to cover specific concerns of transients/homeless persons that we regularly have on or around our property.

This is a changing issue here in our neighborhood. We need to be sure that residents continue to be aware of their surroundings at all times, while remaining calm and being vigilant, even on-site.

Please continue to contact the Non-Emergency number at 619-531-2000 to report non-threatening incidents.

**Contact 911** when a crime is in progress or when life is threatened Report issues to SDPD, La Vita Management, and Little Italy Association, and provide photos and documentation whenever possible.

### New Security Service Provider:

Beginning on March 31, la Vita will begin a partnership with Securitas to deliver physical security services.



Securitas provides services for many of the downtown high-rise HOAs, and has experience in dealing with the unique issues of urban high-rise living.

In addition, Securitas will be using the latest in technology to enhance our service and help to provide an improved experience for our residents. With this upgraded technology we encourage residents to be proactive in calling the on-site numbers (during guard hours) to report issues, since we will now have a database of all logged calls and guard responses to calls.

We are glad to announce that Eboni will transition to the Securitas team, and will continue to be the la Vita full-time guard, and assist with training new guards and fill-in guards.

Please make a note of the new numbers for on-site guards and after hours contacts:

Onsite Guards (619) 538-9377  
Securitas After Hours: 1-800-574-8637  
La Vita Onsite (M-F): (619) 236-1044  
La Vita After Hours Emergency (APS)  
(619) 299-6899

## *Frequently Asked Questions (FAQs) New Year updates*

### **What are some reminders for “Springtime at la Vita”?**

**Dryer Secondary Lint Traps:** The dryer lint traps should be cleaned monthly. If the traps are not cleaned, moisture and condensation will build, prevent adequate drying, and also cause water damage to the dryer closets. The secondary lint trap is generally located above the dryer. Slide the screen out, remove the lint, and replace the lint screen. In addition, the dryer vent ducts need to be professionally cleaned yearly. This maintenance requirement is noted in the Membership Handbook, page 21

If you purchase a new washer/dryer unit, take into consideration that you will need to access the secondary lint trap!

**Smoking reminder!** 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.

**Vacation Rentals:** A Springtime reminder that the CC&Rs of la Vita do not permit vacation rentals FOR ALL OR PART of your unit for less than 30 days.

**OWNERS:** Please make sure your tenants are aware that they cannot sublet they unit, or any portion of a unit, at la Vita as a vacation rental. The OWNER will be responsible for any and all fines incurred by illegal vacation rentals. It is suggested that you build these requirements into your lease agreements.

**Another Springtime Reminder:** Common area gatherings (barbecues, pool, and courtyard) are limited to 4 additional guests per unit (6 people total). If you’re planning a larger gathering you are required to notify the management office for specific details, and so that security can be made aware.

Barbecue area tables and chairs should not be moved, and residents should bring their own extras if needed.

### **Pin Hole Leak Update**

After extensive research which we shared at the February town hall meeting, the proposal to add phosphate to our warm water supply will commence with the first phase. The plan is to balance our recirculating pumps so that the hot water flow sustains industry recommendations. This addresses the pin hole leak corrosion/erosion root cause.

The addition of phosphate will help control the solder joint issue that is our more prevalent failure mode. Phosphate is a safe and common additive in food and drink products and our part-per-million level will be many times less than that found in a typical soft drink or other foods.

### **Management Parking Spaces**

**REMINDER:** 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.**

### **Townhomes and Ground Floor Units:**

A safety reminder: Please keep your gates closed and locked to prevent any and all unwanted entry. You can also add Plexi-glass to your gates and fences. Contact the Onsite Office for info about this procedure.

**Social Committee:** Join us for a la Vita happy hour at Isola Pizza Bar on Monday April 3<sup>rd</sup>. from 6-9pm. Isola will open for la Vita residents only! Pizza will be provided. Cash bar available.

**La Vita HOA Meetings: Meeting dates changed to 4<sup>th</sup> Tues. 3/28, 4/25 & 5/23, 6:30pm in the meeting room on the lobby level.**