



June and July 2017
Volume 4, Issue 3

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
Safety
Architecture (must be homeowner)
Landscape

la Vita HOA

Message from the Board

We appreciate living in the center of our Little Italy events, as you saw during the recent Art Walk. What a great location we live in! We will keep you updated on all the upcoming happenings this summer and fall. Speaking of special events, we have added extra guard shift hours during Mercado, Festa, and Comic-Con to keep ahead of any potential issues.

I hope you are enjoying our newly painted entrance doors! Other recent improvements include new BBQ lights and control knobs, and the Cedar street planters have been repaired following water leaks after the recent rains. Last year we had our fountain refurbished and unfortunately we since discovered water leak. The fountain will continue to be turned off for a few more weeks until the leak is taken care of by the contractor as a warranty repair (and at no cost to the Association).

Ken Henehan – Board President

Safety Updates: We want to thank all our street level owners for keeping their patio gates locked to help keep transients from entering. This helps to reduce trespassing onto patios and onto our property.

For those ground-floor units, SDPD suggests that you obtain a “Letter of Agency” and file it with the City of San Diego. This allows SDPD to act as your agent if anyone is trespassing on your patio or property. For information about how to file a Letter of Agency visit the City of San Diego SDPD page at:

<https://www.sandiego.gov/police/forms/forms>

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.

Onsite Security:

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

Advisory Committees:

If you are interested in joining one of our advisory committees, please contact our Property Manager, Sabrina. We have recently documented the various committee charters to bring them up to Davis-Stirling Act standards (the special code governing HOAs in California). These charters provide guidance on the roles of committee members to the Association. We would love to see you at our monthly HOA meetings. They are held on the fourth Tuesday of each month in our lobby level meeting room.

La Vita Rules & Regulations: Do you have a copy of the newest R&Rs? They were updated in 2016 and mailed out to all homeowners. They are also available on the la Vita website, LaVitaHOA.org in the documents section.

Make sure you familiarize yourself with the R&Rs. If you have tenants, you are required to provide them with copies of the R&Rs, and also the CC&Rs documents.

Frequently Asked Questions (FAQs) for Summer

What are some important things to know for summertime at la Vita?

Smoking: 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.

An additional note: if you smoke anything inside your unit that causes smells to exit into the hallways or other common areas and these smells become a nuisance to neighbors, you can be asked to install various odor mitigating devices.

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.

Vacation Rentals: A Summertime 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. This also includes during Comic-Con!

OWNERS: Please make sure your tenants are aware that they cannot sublet the 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.

Water from Patios and Balconies: We have had a recent uptick in complaints about water from balconies and decks intruding on units below.

Plants must have drip pans. When you water make sure drip pans do not overflow.

If you clean balconies, patios, or decks remember that any escaping water can directly impact lower units. Residents found allowing water to drip on lower units can be fined.

Crows: We have an influx of noisy, aggressive crows in the courtyard. Please do not feed the crows! They appear to be eating dog and cat food. If you have pet food bowls on the patios or balconies please bring them inside.

It's hard to turn off my shower, or it feels like I need just a little more "turn" to get enough hot water in my shower.

Never force your shower handle to shut off, or to get additional hot water! This is generally an indication that the shower cartridge needs to be replaced. Forcing the shower handle can cause the handle to break, potentially resulting in flooding.

Please contact the Management Office for general information.

HOA dues increased in January!

A reminder that your HOA dues increased in January by 3%. This information was mailed to everyone

in the budget that was sent in November of 2016.

Please make sure you are remitting the CORRECT amount to pay your HOA fees. Any underpayment could result in late fees being applied.

Little Italy News and Updates:

Roma Market: We have heard tentative opening is in July! We couldn't be happier to have new neighbor join our community.

Rock 'n' Roll Marathon: Our streets and surrounding areas will be heavily impacted by runners on Sunday June 4th.

Little Italy Dog Park: Upgrades to have been completed! We hope every pup and their parents are enjoying the new amenities.

La Vita HOA Meetings: Meeting dates 6/27, 7/25, and the Annual Meeting will be held on 8/22. Regular meetings are at 6:30pm in the meeting room on the lobby level. The Annual Meeting will be in the courtyard.

Please remember that all information mailed out to homeowners from the Association is important! These may include new rules, budgets, maintenance requirements, and more. If you're concerned that you aren't receiving this information check with Management to verify your mailing address.