



August 2017
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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

It's time for our "best" HOA open session meeting of the year. Please join us on August 22nd in the courtyard for some food and our annual meeting to elect directors for the upcoming year.

Our support teams continue to do an excellent job managing our property/homes. From Sabrina (Property Manager), Chris (Building Engineering) to custodial and security they are all so dedicated to maintaining and improving our homes and assets. Please thank them for their fantastic service.

Our building construction will move into its final stages later this year. Now we will shift our focus to preventative maintenance going forward. We want to thank all residents again for your patience over the last two years.

Your Board has started the 2018 budget process and will share our plans for both our expense and reserve budgets over the next few months.

Enjoy the great summer weather and activities in SD/Little Italy and we will see you on the 22nd.

Ken Henehan – Board President

Annual Meeting: The annual meeting will be held on August 22 in the la Vita courtyard. Registration will begin at 6:00pm and the meeting will begin at 6:30pm. As in the past, dinner will be provided. The meeting is for homeowners. We look forward to seeing everyone there!

Ballots for the la Vita HOA Board of Directors were mailed out mid-July. Please make sure to fill out your ballots and a) return them via mail, b) deliver them in person to the management office, or c) bring them to the annual meeting. It is required by Civil Code that enough homeowners vote to constitute a quorum.

Emergency Evacuation Update: In the event of a fire, or other major emergency that would require an evacuation, please note the following:

- Audio alarm will activate
- Warning will advise people to evacuate the building
- Hallway doors will close automatically
- Do NOT use elevators!
- Exit via stairwells to exterior. The gate at the 1st floor stairwell is a reminder to exit on that floor
- Do NOT go to subterranean garage levels or attempt to access your vehicle
- Wait for all clear to re-enter

HVAC Inspections:

A reminder that your HVAC (Heating and Air Conditioning) inspections must be completed and the report form returned to the onsite office ASAP! Since la Vita's HVAC is a "closed system" if one unit fails it can impact and/or damage the entire system. Owners not in compliance with the HVAC inspection can be fined \$200 without further notice. If you've misplaced your inspection form, or if you need the list of suggested vendors please contact the onsite office.

Frequently Asked Questions (FAQs)

Insurance 101

What are the insurance requirements for homeowners at la Vita?

What insurance should homeowners carry? Per the CC&Rs, all homeowners are required to carry insurance. The Association master insurance policy covers up to the paint, and “paint forward” is the owner’s responsibility. Owners are also required to carry liability insurance.

What about my tenants? If you are renting your unit, please encourage your tenants to carry renters insurance. Not only will this cover their personal belongings, but it can cover damages to property (or units below) in case of negligence. The homeowner will always be responsible for damages caused by their tenants, so it is in the homeowners’ best interest to make sure that tenants are covered!

What about contractors, or other vendors doing work inside my unit? Any contractor or vendor doing work at la Vita must be licensed. They must also carry liability insurance, and also provide proof of a “rider” insurance naming la Vita as additionally insured.

Proof of license and insurance is required.

Other News:

Storage Units: All items in the storage areas MUST be kept inside of the storage cages. Anything left outside of the storage cages will be disposed of WITHOUT NOTICE.

Per the Fire Marshall, you cannot leave items on top of your storage cages. This can inhibit the fire sprinklers from extinguishing fires. Any items found on top of storage cages can and will be removed without notice.

Service Animals and Emotional Support Animals: The Board wishes to remind you all of the direction given to an Association, in the form of HUD guidelines regarding the Fair Housing Act's application for assistance animals.

With regard to residents whose disability is not obvious, the Association may request reliable disability-related information that is necessary to verify that the owner of the animal is "disabled" under the Fair Housing Act. In this regard, the Association has a preferred form for your physician's use.

The Association is also permitted to request a description of the "nexus", or relationship, between the person's disability, and the assistance animal.

Please note that HUD has also stated that that "**an assistance animal is not a pet. It is an animal that works, provides assistance or performs tasks for the benefit of a person with a disability, or provides emotional support that alleviates one or more identified symptoms or effects of a person's disability.**"

The board will evaluate each request for an accommodation along with the supporting information, including evidence that the animal in question fits the definition HUD has provided. These will be on a case-by-case basis.

Service and Emotional Support Animal must still follow the la Vita regulations regarding urination

and/or defecation in the common areas, noise, and general behavior.

Little Italy News and Updates:
Ferragosto: Saturday, August 19th, Amici Park. “Denim and Diamonds Wild West Party” – food, drinks, and music at the Little Italy Association premier event!
<http://www.ferragostosd.org/>

La Vita HOA Meetings: Annual Meeting will be held on 8/22. Regular open sessions on Sept. 26, Oct. 24, & Nov. 28. Meetings are at 6:30pm in the meeting room on the lobby level. The Annual Meeting will be in the courtyard.