



December 2017 & January 2018  
Volume 5, Issue 1

## 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  
SAfkhani@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

### Holiday Greetings!

As I age, I now agree with what my mother told me for years...that as she got older the years went by so much faster. Well, 2017 certainly has flown by and here we are approaching the holidays and a new year.

Your HOA Board has had a busy year and completed several of our major settlement construction projects, increased our reserve funding and we are in the final stages of amending our CCRs which will be mailed to owners for approval. Looking ahead to 2018, we shift gears to complete our standard reserve actions including new hallway carpets.

Your 2018 budget package that was mailed to all owners will reflect a small HOA fee increase to our expense budget and also shows reserve funding level is now 76.2%. Financially, we are making excellent progress.

I hope you will join us for our annual Holiday party on December 20. Rumor has it that you will need to dig out that old Holiday sweater that someone gave you years ago!

Your Board hopes that you enjoy the holidays with family and friends and can take part in many of the festivities here in the heart of Little Italy.

*Buon Natale & Buon Capodanno*

Ken Henehan – Board President

### Good News for Reserve Funding!

After completing the plumbing in the kitchen risers, the Board reviewed the prioritization list for the upcoming repairs due to the construction defect. During the litigation and prior to receiving the awarded settlement, monies were borrowed from La Vita's reserve account to pay for some litigation expenses. After legal counsel, the Board felt comfortable with transferring some of the settlement money into the reserve account which increased the reserve funding from 51% to nearly 77%.

**Budget and HOA dues:** At the 9/26/17 Open Session meeting the 2017-2018 budget was approved.

**The approved HOA dues increase was set at 3% to cover an increase in operational costs.**

**The new HOA dues amount will begin in January. Please plan accordingly.**

**Architectural:** A reminder to owners to bring us your architectural requests and to discuss your plans with us in advance of starting construction or upgrades. Our team has learned a great deal about our building design and can assist you with guidelines for a remodel. Depending on the extent of your remodel, whether as simple as wood flooring to full kitchen or bath remodels, the Board will require a period of time to review and approve. We also need to have a copy of your contractor's license, as well as a copy of their insurance naming La Vita on their policy. Please reference our La Vita handbook for details of the approval process.

## Frequently Asked Questions (FAQs)

### What is this “Craigslist” scam we are hearing about?

You may have seen news reports about unscrupulous individuals “mining” various website and then posting apartments and condos for rent on Craigslist. They then demand a cash payment for the rental fee and bilk the unwary person out of their deposit.

Unfortunately this scam has come to La Vita. We have had numerous incidents of people showing up at units and demanding to be let in since they had “rented” it. This has happened both in the tower and mid-rise, often causing concern by homeowners and residents who are faced with angry people pounding on their doors. Our guards are aware of this and will turn these folks away when they can, but they do get in on occasion.

These scammers obtain images of units from sites like VRBO, AirBNB, HomeAway, and even from Zillow and other sites that post images via MLS of properties that are for sale. They also harvest any copy that is associated with the posting, and are also managing to find the address and even unit numbers of these properties.

We ask that all owners frequently monitor the San Diego Craigslist site to determine if your property is being used in the manner. Also alert your Property Managers to help out by looking out for these scams as well. If the La Vita onsite office is made aware that your unit might be listed inappropriately on Craigslist we will notify the owners. It is then up to the OWNER to notify Craigslist of any illegal posting!

### Other News:

**La Vita Website:** CC&Rs, Newsletter archives, Rules & Regs, and other documents can be found on the website at [www.LaVitaHOA.org](http://www.LaVitaHOA.org). You need log-in info to access the Minutes. Contact the onsite office for log-in credentials

**La Vita HOA Meetings:** Regular open sessions date change to Nov. 20. There is no meeting in December. Meetings are at 6:30pm in the meeting room on the lobby level.

**Fire Alarm and Evacuation:** A VERY early-morning fire alarm in the mid-rise in late October tested our evacuation process. We are happy to say that our residents performed beautifully, evacuated the building calmly, and responded to the alarm with general good nature.

The alarm was activated in one of the hallways. We were not able to determine the exact cause of the alarm but are confident that it was triggered by either cooking smoke, or individual smoking outside of the unit.

Please remember that if your in-unit smoke alarms go off during cooking do NOT open your door to the hallways! Also if you (or anyone) is

smoking inside of your unit and the smoke alarm is triggered do not open the door. Smoking in the building common areas (including hallways and lobbies) is never allowed.

La Vita will be fined by the Fire Marshall for false alarms. If it is determined that the cause of the alarm can be traced to a specific unit or resident the owner may be liable for these fines (which are substantial).

**Parking spaces:** Remember that no additional items can be stored in parking space other than carts used for shopping. Cleaning supplies, cases of water, surf boards, or other items need to be removed from parking spaces.

### Little Italy’s 19th annual Tree Lighting and Christmas Village

Saturday, December 2 from 4:00 p.m. to 8:00 p.m.

Festival highlights include live music and entertainment, horse carriage rides, tree lighting and a visit from Santa Claus. Santa will be listening to Christmas wishes in “Santa’s Living Room” on India Street from 4:00 p.m. to 6:30 p.m. The Christmas tree lighting will occur at 6:30 p.m. at the *Piazza della Famiglia* on West Date and India Streets.

### La Vita Holiday Party

Date: December 20

Time: 6:00pm

Location: TBA