



January & February 2018
Volume 5, 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@APSMManagement.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

Felice anno nuovo!

I hope the holidays treated you well and welcome to 2018.

Our annual Holiday Party was well attended with many new faces enjoying terrific food and discussion. We joke that when food is provided we get great attendance.

We will take advantage of this first newsletter of 2018 to share with everyone helpful reminders to help us maintain La Vita in pristine condition. As always, we need your help to keep our homes and common areas safe and increasing in value.

As for upcoming construction activities, we will complete the fountain project, replace hallway carpets, upgrade the fob systems, and are looking at updating our elevator floors. Preventative maintenance will continue to be a top priority to minimize mechanical issues.

Assuming our winter rainy season finally arrives this year, remember to keep your patio/balcony drains clear of debris, and furniture secure.

Enjoy our winter climate as our friends and family members back East chill in subzero temps. Our perpetual spring weather is why we live here.

Ciao - Ken Henehan – President

La Vita HOA meetings are generally the 4th Tuesday at 6:30pm in the meeting room.

Upcoming dates are:

January 23, February 27, March 27.

New 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.

Volunteer Opportunities:

Are you excited about plants? Love to crunch numbers? Get a thrill from building plans? A secret party-planner? A sucker for safety?

La Vita HOA would love to invite you to join one of our committees.

Committee members are NOT required to be a homeowner (with the exception of the Finance and the Architectural committees). We'd love to have you add your ideas and expertise to help keep our community strong and healthy. Contact the Management office if you're interested.

Committees include: Finance and Architectural (must be homeowners); Landscape, Safety, and Social

Furniture and Large Item Disposal:

If you have furniture or other large items do not leave them at the dumpsters. Contact a donation agency or a hauling company for disposal.

Those leaving furniture or large items at the dumpsters will be required to reimburse the Association for fees incurred for removal and may also be subject to fines.

Frequently Asked Questions (FAQs) Happy New Year!

Does your New Year's Resolution include the gym? Here are a few gym etiquette reminders.

Are you listening to tunes? Make sure to have your ear buds/ear phones on. Music or other external sounds are for “your ears only” and shouldn't impact any neighbors enjoying a workout. This also includes mobile phone conversations! Please be courteous and take any and all mobile phone conversations outside.

Personal Trainers must be on file with the Management office. The trainer must supply copies of their insurance naming La Vita as additionally insured (as required of any contractor working on-site). Personal trainers (and trainees!) cannot monopolize gym equipment or space.

Gym Etiquette 101: Please treat the equipment with respect and use the equipment for “purpose intended”. If you notice mechanical issues with any item of equipment notify the management office. Re-rack the free weights when you are done with them.

So you bought Pot for the New Year – Now what?

Remember that smoking of any type is not permitted in La Vita common areas (including but not limited to: Pool, BBQs, Courtyard, Lobbies, etc). According to San Diego City Code smoking of cannabis products is also not permitted in any public area such as streets, parking lots, and sidewalks.

Smoking of any type is also not permitted in Exclusive Use common areas – which include balconies, patios, and decks.

If you choose to smoke cannabis products within your home please keep in mind that odors can emanate to hallways or even other units. If the Management office receives complaints about aggressive smells you may be required to install odor mitigating devices

Storage Unit Audits: The Management and Board will begin audits of the storage units within a few weeks. This is to insure that no hazardous materials are being stored, and that the units are being utilized properly.

In order to prepare please make sure that:

You have no hazardous materials stored (including paint);

No items stored or locked to the outside of your unit. These items will be tagged and if we are unable to locate the owner they will be removed and donated;

No items on top of your storage cage (fire marshal requirement) and no tarps on top of the cage. (You can tarp your items within your storage unit).

We will also make sure that each unit is properly assigned and storage fees are current.

Little Italy News:

Wednesday, January 17: LIRA (Little Italy Residents Association) Meeting

at 6:00pm in the Old Firehouse. The meeting will focus on the implementation of **Live Well/Live Safe**: a comprehensive plan in Little Italy to deal with our homeless population and to set, enforce and share our quality of life standards. **Live Well/Live Safe** has been designed by Marco LiMandri and Tom DiZinno from LIA. SDPD Lt. Adam Sharki and our Community Outreach

Officer Marlo Woods, along with SDPD Dispatchers, will be on hand.

Thursday, January 18: San Diego Regional Task Force on the Homeless

Meeting from 3:00-5:00pm at The County Administration Building at 1600 Pacific Highway in room 302.

Saturday, February 3: Cinema Little Italy presents "Italo Barocco" at 7:00pm at the Old Firehouse.

Tuesday, February 6 & March 6:

Little Italy Board of Directors Meeting (open to the public). Meetings are held from 8:30 – 10:00am in the conference room at Our Lady of the Rosary.

Saturday, March 3: Cinema Little Italy presents “Confessions” at 7:00pm at the Old Firehouse