



March & April 2018
Volume 5, 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
SAfkhani@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

The Spring Cleaning Issue

Message from the Board

Unfortunately, our winter has been very dry and warm which is enjoyable but not good for drought conditions. Maybe March will bring some moisture.

As you can see, our fountain is still not operational. The contractor is as frustrated as we are to solve the leak issue. They are adding another layer of waterproofing this week and hope it passes the water test so we can re-tile and finish this project. We all love the visual and audio fountain features. Thank you for your patience. The good news is that this is all under warranty.

Homeless incidents are a concern. If you see individuals inside the building, please call 911. The police may not come to the building unless it is a violent threat but it is good to record the number of frequencies. As always, please keep your vehicles locked and no items visible to reduce the risk.

We are in the quoting phase of our carpet replacement project. Other projects include tile replacement and some plumbing corrections in the Mid-rise.

The final review of our CCR's and By-laws update is complete and we will announce the roll out for owner approval. It is important that every owner gives us their vote. The majority of the updates are to correct the original developer language. Others are to make sure we are current with civil codes. Over the upcoming weeks, we will hold town hall meetings to help explain the

changes. Please make sure you return your vote/approval to expedite the process.

I hope to see you at our future monthly HOA meetings.

Ciao

Ken Henehan – President

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

Upcoming dates are:
March 27, April 24, May 22

La Vita Spring updates:

Window Washing: Our bi-annual window washing will be scheduled in April. Specific dates will be posted.

HVAC: Letters will be mailed later in Spring for the annual HVAC maintenance. Remember, HVAC maintenance is required each year within the CC&Rs. Failure to provide proof of HVAC maintenance within the time indicated will incur a fine.

Fountain repair: The search for the ongoing pesky leak continues! Our contractors are still working within the warranty to find and correct the leak.

Furniture and Large Items:

Are you getting new furniture for Spring? Maybe upgrading your outdoor furniture? If you need to dispose of furniture or other large items please do not leave them at the dumpsters. Contact a donation agency or a hauling company for disposal.

Frequently Asked Questions (FAQs) for Spring

La Vita is such a pet-friendly place! What are a few things we need to know about pets at la Vita?

Barks and growls: Remember that within our “canyon” of a property noise travels far and wide. When you are not at home please keep doors and windows closed so that your pup’s “conversations” do not echo and disturb other residents. And remember that according to our Rules & Regs, pets cannot be unattended on balconies or patios.

Potty “Oops” happens. If your bundle of fluff can’t quite make it to the outside make sure to clean up the elevators, lobbies, garage, hallways or other areas as soon as possible (preferably immediately). We’d appreciate not leaving potty mistakes for other residents (or our janitorial staff) to clean. If the “oops” happens on your own patio or balcony, again please clean it up immediately. Your neighbors will thank you for avoiding dripping pup pee.

Coming and going: Please keep your pups (and kitties!) or leashes and under control at all times. This includes entering and exiting the property and in elevators, hallways, and garages.

Smoking reminders

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 any 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

Furniture or other large items cannot be disposed of at the la Vita dumpsters. Violators will reimburse the Association for fees incurred for removal and may also be subject to fines.

Storage Unit Audits: The Management and Board has audited the storage units. This was to insure that no hazardous materials are being stored, and that the units are being utilized properly.

If you have hazardous materials and have not removed them you will receive a letter. If you have items not stored inside your units those items will be tagged and then removed.

New HOA Dues:

Have you double-checked your HOA payments? The new HOA dues amount began in January. Please make sure you are remitting the correct amount.

Plumbing Maintenance Reminders:

Please make sure that all angle stops and supply lines have been replaced. Some units still have original material, and these items are failing and/or the angle stops are frozen. This has caused water damage in units, some many floors below.

Angle stops and supply lines are located beneath sinks, toilets, dishwasher, washer, and don’t forget the refrigerator water supply line!

Little Italy News:

March 6: Little Italy Association Meeting at Our Lady of the Rosary. 8:30am

March 28: 6 PM: LIRA (Little Italy Residents Association) meeting.
Topic: An Insider's Guide to What's Going Up and Coming Down in Little Italy
The Old Firehouse 6:00pm

April 3: Little Italy Association Meeting at 8:30am at Our Lady of the Rosary

April 7: 7pm, Cinema Little Italy movie featuring “The Feather”

April 28 & 29: Mission Federal Art Walk from 11am to 6pm