



May & June 2018
Volume 5, Issue 4

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 board member)
Landscape

la Vita HOA

Message from the Board

Our dryer-than-last-year's winter is behind us. Now the summer Little Italy activities will kick into high gear. We will keep you updated on events via this newsletter. One addition was the opening of the Little Italy *Piazza Della Famiglia*. It is a great improvement to our neighborhood.

We have had a recent change to your board of directors. After several years serving La Vita, Tom Cervello has stepped down from the board. We wish him well and thank him for his social, architectural and Vice President contributions. Your new board positions are:

Ken Henehan	President
Debbie Petruzzelli	VP
Susan Ranft	Secretary
Belinda Romero	Treasurer
Judy Rowe	Director

Judy Rowe is our newest board member. She ran for an Association seat last year, and was the appointed following Tom's resignation. Judy is a retired CPA with real estate management experience. Welcome!

On a spring cleaning note, please help us keep the parking levels clean and appealing by having only shopping carts in your parking space (other than your vehicle). No cases of water, washer fluid, folding chairs etc.

Ciao
Ken Henehan

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

Upcoming dates are:

May 22, June 26 & July 31 (Note date change)

La Vita Summer Maintenance:

Angle Stops and Supply Lines:

There has been a wave of leaking supply lines and angle stops. Make sure you have replaced your angle stops with the quarter-turn stops, and all supply lines should be replaced with braided stainless. Don't forget the lines to the ice maker!

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

HVAC: Letters will be mailed soon 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.

Pool and Barbecues: With the weather warming we hope everyone enjoys our lovely pool and barbecue areas in the courtyard. Remember that in our La Vita canyon, sound will carry and echo. Please be mindful of your neighbors.

Group sizes are limited. Please contact the onsite office for information regarding larger groups.

Midrise Plumbing Construction:

Work will soon begin on the up-sizing of two waste line pipes in the midrise. This is the same type of work that was done in the tower and falls within the construction defect settlement. We thank those impacted in the midrise in advance for their patience while the work is completed

Frequently Asked Questions (FAQs) Summer Safety

Bike Rooms and Mail Rooms: In April there was a series of bike room and mail room thefts. This is what we know so far:

Mail Room: Amazon Delivery drivers will occasionally leave packages in the mail room rather than delivering to the door. Thieves took advantage of this opportunity to steal the contents of packages. One thief gained access by stealing a fob from a lock-box left on a ground floor fence. Cameras were able to track this couple throughout the complex. Since it was a couple with a baby in a stroller they seemed “safe” to any residents who ran into them. The camera footage of these thieves was turned over to SDPD.

The second thief was the guest of a resident. This footage and all details surrounding this person has been turned over to SDPD as well.

To ensure package safety, please try to have your packages delivered to your work or other secure location as there is no guarantee they will be delivered to your door.

Bike Room: A series of break-ins to the bike room also occurred in April. The thieves (or group of thieves) attempted access by using a crowbar on the door. This was not successful. On a subsequent early morning the thieves gained access via either a key or bump lock, and then returned another morning with a crowbar. Our staff and board combed cameras minutes by minute and we were able to grab camera shots of the thieves which has been turned over to SDPD and posted at La Vita.

Due to these break-ins the board is looking at the following: Changing entry to the bike room to either a fob entry, or a dedicated key that is assigned. Adding more cameras from various angles. Changing guard hours. Other measures are being considered as well.

What you can do. Do not allow entrance into the building to people you doesn't know – no matter how non-threatening they seem. If you lose a fob or key report it to management immediately. If you have tenants, make sure ALL fobs and keys are returned. Instruct your property managers to also make sure to get all keys and fobs returned.

Real Estate Lock Boxes: The Management and Board will audit the Union Gate real estate lock boxes. All boxes will be tagged. Any box left unattended will be removed.

Owners: We will send more detailed information as the time approaches. Please alert any property management or real estate agent. Also, for your safety and the safety of your tenants, remove any unit-specific info from your lock box! It is unwise to include your unit number directly on the lock box. Many management companies use “code words” on the box.

If your cleaning company, dog walkers, or any other vendor uses the box on Union St. this will also impact those lock boxes.

CC&Rs:

We are making final adjustments to the updated CC&Rs. We will hold a town meeting before the new CC&Rs are submitted to Association membership for a vote.

Architectural Committee:

Per California Corporation Code 7212, members of the Architectural Committee can only be comprised of board members.

With this change we ask that anyone needing Architectural Committee approval for floors, remodeling, etc. allow extra time for approval. Please be mindful that the CC&Rs for La Vita indicate that architectural approval can take up to 30 days.

Little Italy News:

May 1 and June 5: Little Italy Association Meeting from 8:30 – 10:00

May 5: Little Italy Mercato moves back to Date Street

May 5: Little Italy Cinema presents “The Legend of Tony Vilar” at 6:30 at the Firehouse Museum

May 31: San Diego Padres Italian Heritage Night

June 13: Taste of Little Italy from 5:00 – 9:00 PM

June 27: Little Italy Residents Association Summer Meeting from 6 – 8 in the Firehouse Museum.