



July and August 2018
Volume 5, Issue 6

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

Summer is approaching so I hope you are all ready to enjoy our warmer weather and activities.

We are in the process of selections to replace our hallway/lobby flooring. We will have samples in Sabrina's office next month so stop in and share your thoughts.

Recently, we had a situation where bikes were stolen from our common area bike storage room. We have made additional changes to cameras but please be aware of your surroundings as we are not a secure building.

Nonresidents can piggyback in via street entrances and garage. Notify Sabrina or security officers if you see anything suspicious or call 911 if there is an active threat.

We look forward to seeing you in August for our annual meeting.

Ken Henehan – Board President

Safety Updates: We want to thank all our street level owners for keeping their patio gates locked to help keep transients from entering onto patios and onto our property.

For those ground-floor units, SDPD suggests that you obtain a "Letter of Agency" and file it with the City of San Diego. This allows SDPD to act as your agent if anyone is trespassing on your patio or property. For information about how to file a Letter of Agency visit the City of San Diego SDPD page at: <https://www.sandiego.gov/police/forms/forms>

Update on Bike Room Thieves: In April there was a series of thefts from the P1 bike room. The thieves used power tools and crowbars to enter the rooms and cut the locks from bikes. They were in and out of the building within minutes.

Thanks to Chris, Sabrina, and some board members we were able to provide SDPD with a number of quality images of the thieves. Subsequently SDPD made an arrest.

SDPD detectives would love to prosecute for more thefts, but only two of the residents with bikes stolen filed a police report!

If you had a bike stolen and did NOT report the theft, please see Sabrina for the contact info for the detective. It is only with a police report on file that prosecutors can make a solid case.

La Vita Rules & Regulations: Do you have a copy of the newest R&Rs? They are also available on the la Vita website, LaVitaHOA.org in the documents section.

Make sure you familiarize yourself with the R&Rs. If you have tenants, you are required to provide them with copies of the R&Rs, and also the CC&Rs documents.

Another reminder! Please change out old supply lines and angle stops! La Vita was built in 2004 and the original faucets, as well as supply lines to your faucets, dishwashers, and toilets and also angle stops are long past their prime.

Leaks from supply lines and angle stops quickly become water damage to your unit or units below.

Frequently Asked Questions (FAQs) for Summer

What are some important things to know for summertime at la Vita?

Common area gatherings (barbecues, pool, and courtyard) are limited to 4 additional guests per unit (6 people total). If you're planning a larger gathering you are required to notify the management office for specific details, Board approval, and so that security can be made aware.

Barbecue area tables and chairs should not be moved, and residents should bring their own extras if needed.

Vacation Rentals: A Summertime reminder that the CC&Rs of la Vita do not permit vacation rentals FOR ALL OR PART of your unit for less than 30 days. This also includes during Comic-Con!

Owners: Please make sure your tenants are aware that they cannot sublet the unit, or any portion of a unit, at la Vita as a vacation rental. The owner will be responsible for any and all fines incurred by illegal vacation rentals. It is suggested that you build these requirements into your lease agreements.

Smoking: Smoking of any kind is strictly prohibited in all Common Areas of la Vita, including stairwells, corridors, recreation facilities, courtyard, parking garage, lobbies, and elevators. It is also prohibited in Exclusive Use Common Areas, such as Unit balconies, patios, and roof decks.

An additional note: if you smoke anything inside your unit that causes smells to exit into the hallways or other common areas and these smells become a nuisance to neighbors, you can be asked to install various odor mitigating devices. .

Fountain: We are cautiously optimistic that the pesky fountain leak has been discovered. The fountain will be shut down briefly in order to replace a drain, re-waterproof, and then re-install the tile that was removed during the search.

Enjoy Summertime at la Vita!

Annual Meeting; Board Elections; CC&R & Bylaw Amendments

Annual Meeting and Dinner will be held on Tuesday, August 28th in the Courtyard. During the meeting Board elections will be tabulated and announced.

Board Election this year there are three spots on the La Vita Homeowners Association for election. Notices will be mailed to all homeowners. Candidacy letters have been mailed. If you are interested in running for a Board position (and have time to serve) please return the letters to the onsite office by the July 13.

CC&R & Bylaw Amendments will be mailed to all homeowners for

approval. The amendments will primarily cover changing the CC&Rs to: remove original developer language which no longer pertains to La Vita; revising the document to agree with California Civil Code; adding a "maintenance responsibility" chart to make it easier to determine what is homeowner responsibility and what is Association responsibility; and updating the CC&Rs in order to clarify and amend specific rules and/or violations.

Our attorneys will be present at the Annual Meeting to address any questions about the CC&R changes and voting requirements before these amendments are mailed to the membership for a vote.

Little Italy News and Updates:

June 27: LIRA meeting with guest speaker, Councilperson Chris Ward.

July 18: Little Italy Wednesday Market, 9:00am – 1:00pm. Date St. between Kettner & State.

Aug. 4: Marine Band San Diego Summer Concert. 6:00pm

La Vita HOA Meetings: The Annual Meeting and Dinner will be held on 8/28 in the Courtyard. Upcoming meetings* are: 7/31, 9/25, 10/23, 11/27. No meeting in December. Regular meetings are at 6:30pm in the meeting room on the lobby level.

*Meetings subject to change