



January and February 2019
Volume 6, 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 board member)
Landscape

la Vita HOA

Message from the Board

Ciao

2018 has been a great year to live in Little Italy with so many new improvements and activities in the village that will fill your calendar in 2019!

It has also been a good year here at La Vita. With major projects behind us, we had time to focus on administrative and financial needs. From CC&R/By-Law rewrites to very stable expense/reserve funding, we are well positioned for 2019 and beyond.

The Board wants to thank all residents for helping to keep our home (LV) safe and clean this year. It is visible every day how we are all working together to maintain our property which continues to make LV enjoyable and a great investment.

We look forward to seeing you at our annual Holiday Party on January 16, 2019. We moved the date this year to make it easier for more of us to attend.

Buone Feste

Ken Henahan – Board President

Holiday Party: Our annual Holiday Party has become the “Bring in the New Year Party” on January 16. The party will begin at 6:00pm in the amenity room/gym. (The gym will be closed that evening). Food from Rovino is provided. Bring your own favorite beverage.

HOA Fees: There was a 5% increase in HOA fees beginning in January.

This increase covers projected vendor costs, utilities, payroll adjustments and more.

Remember to change your automatic payments. If your auto-pay is directly via APS Management, they will adjust the amount. If your auto-pay originates from your bank or any other source, **you will need change the amount yourself.**

Payments not reflecting the new HOA amounts are subject to late fees.

Change of Addresses: Non-Resident homeowners: Please make sure to send all changes of address to the Onsite Office. We had a number of budget packets returned for incorrect address this year.

Since our mailings are important and it is our method of correspondence please double-check if you feel you’ve missed some mailings.

CC&R and Bylaw Amendments: The la Vita board, onsite manager, and attorney are continuing to work on the CC&R and Bylaw amendments. We all took the comments made during the town hall meeting, the annual meeting, and open session meetings into consideration and will work hard in the next few months to prepare these documents for homeowner review and voting.

Frequently Asked Questions (FAQs)

New Year's Reminders 101- A Refresher! With the start of a New Year, here are some of the basics to keep in mind

Smoking: Smoking of any type is not allowed in common areas. This includes your exclusive use common area (balconies, patios, or decks).

Noise: Noise complaints are the #1 issue in dense high-rise communities. Please be mindful about TVs, music, video games, pets, and parties. Our property is a “noise canyon” in the courtyard area, and sounds reverberate and echo. Contact security during night-time hours, or on weekends, with noise complaints. In addition, send a quick email to the onsite office with dates, times, and any specifics. The Association tries very hard to maintain the best quality of life possible for all residents!

Garage: Use the mirrors when rounding the bends or coming up or down the ramps. It is also helpful to turn on headlights in the garage so it allows others to more easily see your vehicle.

There is a stop going UP the ramp (to allow those coming in entry over the “blind” sidewalk.) There is also a stop going DOWN the ramp. Check the mirrors at the foot of the ramp before proceeding.

Also use a safe speed in the garage. The pedestrians, janitorial staff, security, and engineering staff will thank you.

Barbecues and other courtyard areas: There is a 5 person limit for common area gatherings. If you are planning a larger group, please contact the onsite office for authorization. Depending on the size of the gathering, you may need to post a deposit.

Contacting the onsite office allows for the security team to be notified and prepared.

Also, chairs and tables in the barbecue areas should not be moved to accommodate your larger group. If you need more than the 5 chairs provided at each barbecue please bring your own.

We look forward to a safe and comfortable 2019 for everyone at La Vita!

Carpet and Flooring: We are hoping to have another round of ideas for the carpet and flooring within the next few months. Please bear with us! We are working hard to come up with a concept that will be aesthetically pleasing, and also stay within the allotted budget from the reserve study. Stay tuned.

Parking Space Rental: Please keep in mind that owners are allowed to rent extra parking spots to La Vita residents. Parking spots cannot be rented to non-residents.

Also please make sure to provide the onsite office with information including name, vehicle description,

and telephone number in case of emergency.

Plumbing Reminders: A letter will go out in January or February with detailed information about what must be changed or updated with unit plumbing. We have sent (and included in these newsletters) material about angle stops, supply lines, appliances, etc. however we are still seeing flood and water damage caused by old and/or corroded plumbing parts.

In addition, please do not use a corrosive agent like “Draino” if your drain is running slowly. We are seeing more frequent calls from water damage due to this.

Little Italy News: Live Well/Live Safe

Thanks to a \$100,000 grant from DA Summer Stephen’s office and some recent contributions from the Little Italy business community, the Live Well/Live Safe program will continue daily throughout 2019! The LW/LS team will operate from 5:30 PM to 9:30 PM or 11:30 PM depending on the level of activity in Little Italy. The LW/LS phone number is now (619) 385-7230.

La Vita HOA Meetings: Upcoming meetings* are: 1/22, 2/26, 3/26. Regular meetings are at 6:30pm in the meeting room on the lobby level. *Meetings subject to change