



## Contact Us

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Company Name

La Vita Community Association

Street Address

300 W. Beech Street

City, State, Zip Code

San Diego, CA 92101

Phone

(619) 236-1044

Email

safkhamie@apsmanagement.com

Website

Lavita.org

# Livin' la Vita

## Board Message (Sept. 2022)

It was wonderful to return to an in-person Annual Meeting and a pleasure to enjoy a sense of community. For those who were unable to attend, we do hope to see you soon. To ALL, we thank you immensely for your support and commitment to a safe, financially stable, and well-maintained complex. We truly are fortunate to be Livin' la Vita!

Here's an Annual Meeting recap.

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### ACCOMPLISHMENTS FOR 2021

*Surviving COVID and Survived a Trash Strike*

*Implemented a NEW Annual Sprinkler Inspection Requirement*

*Received 268 Survey Responses*

*Repaired Pumps, Plumbing, and Elevators*

*Purchased Replacement BBQ's*

*Saved \$\$ By Switching Some Phone Lines to Voice Over IP*

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## What Can **WE** Do To Help Reduce Costs?

Management and the Board are preparing a draft 2023 budget. Although we are in a stable financial position as of July, projected increases for next year may bring financial pressures and difficult decisions. We've already been notified of the following increases: Water (5.2%), Gas (18.1%), Electricity (5.6%), Insurance (13%)

Here are 5 ways you can help reduce costs:

1. Check our HOA balances and pay all outstanding dues.
2. Keep the air/heat inside by closing doors behind us.
3. Save Water - it's expensive and there's a drought!
4. Crush our recycled boxes – not doing so costs more.
5. Check and repair angle stops to prevent water damage.

## Projects and Priorities 2023



**Election Inspectors**



**Beautiful Courtyard**



**Tallest-Shortest Award**

- **WINDOW WASHING EQUIPMENT:** After 20 years of use and original certification, Cal-OSHA recently conducted an inspection of the window washing equipment. The regulatory agency will require us to produce a code compliant design, bring equipment up to code, revise the OPOS (Operating Procedures Outline Sheet) and certify the system. What does this mean to you? We do not have a date for the next window washing. The road ahead is long and we are working diligently to resolve this challenge.
- **PLUMBING & CAST IRON PIPE REPAIRS:** la Vita was awarded \$7m in settlement funds for original construction defects. Many repairs are complete and remaining funds now total \$885k with a \$185k replacement of pipes in progress. Additional repair costs which will likely exceed settlement funding will be expensed to Reserves. A financially viable strategy is important and in development.
- **BUILDING MANAGEMENT SOFTWARE & CALL-BOXES:** The top priority from the survey has been impacted by significant supply chain delays. We know this is important to you and are doing our best to bring this plan into reality.
- **GYM & AMENITY ROOM:** Survey feedback also prioritized updated gym equipment and increased opportunities for resident use of the amenity room. Funding for improvements has already been collected and we're carefully considering options.
- **ORGANIC WASTE RECYCLING REQUIREMENTS:** The January 2022 State of California mandate has not yet been implemented in the City of San Diego. To prepare, we have obtained a proposal and cost for enhanced waste management solutions. There will be an educational transition time and we look forward to your support.

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**WHAT NEXT?** *The la Vita Community Association Open Session will be held via Zoom on September 29, 6:30pm. "See" you there!*

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