October 2026

BOARD OF DIRECTORS SERVING YOUR COMMUNITY

BOARD PRESIDENT
Belinda Romero

BOARD VICE PRESIDENT
Susan Keating

BOARD SECRETARY
Linda Kenney

BOARD TREASURER
Susie Min

BOARD DIRECTOR
Colin Campbell

LA VITA ONSITE OFFICE
300 W. Beech Street
San Diego, CA 92101
1st Floor

Monday-Friday
9:00 AM – 4:30 PM

LA VITA ONSITE TEAM
Josh Zamora, CCAM, CMCA
General Manager
(619) 236-1044
jzamora@apsmanagement.com

Chris Malesza
Building Engineer
(619) 307-7523

LA VITA WEBSITE
www.lavitahoa.com

LA VITA AFTER HOURS STAFF
Bee Staffing | (619) 721-0984

Mon-Fri | 7:00pm—3:30am
Fri: 3:00pm—12:00am
Sat: 24 Hour Coverage
Sun: 12:00am—7:30am &
12:00pm—3:30am

La Vita Homeowners Association Community Newsletter

HVAC Maintenance – October 30th Deadline

The Association requires all homeowners to inspect their HVAC unit(s) installed within their condominium. This inspection requires the vendor to check all components within the HVAC unit(s) and make note of anything that may require immediate replacement or attention in the future. On May 27, 2026, Management sent out a Carson notice with a copy of the letter and inspection form that is required to be completed and submitted to the onsite office no later than Friday, October 30, 2026. The letter includes a list of vendors that can inspect, service, and replace (if needed) your HVAC system. All HVAC vendors with an insurance certificate on file know they can stop by the onsite office to pick up a form for your inspection if you do not have one printed. You may also download a copy from the Carson Document Library or visit the La Vita Community Website at www.lavitahoa.com/hoa-documents.

Angle Stop Maintenance

An angle stop valve controls the flow of water to the components inside your condo such as the faucets, toilets, and your HVAC unit. As the owner of your condo, it is your responsibility to exercise all valves on a regular basis and replace them as needed. An angle stop valve should be replaced every 8-10 years, or immediately if they are hard to turn or do not turn at all. Homeowners are required to schedule angle stop replacement with Management, so proper notice can be given to the residents in your stack. No, you cannot complete this work without a water shut off. In addition, you may choose your own plumber if they are licensed and have proper insurance coverage. A copy of the insurance certificate must be provided to Management with the Association listed as additionally insured.

Community Movie Night

La Vita is hosting their very first community movie night in the courtyard! It is up to you to decide whether this event becomes an annual event or not. Please join your neighbors for a movie under the stars! We're showing Coco on Saturday, October 17 at 6:30 PM in the Courtyard. Please feel free to bring your beach chairs or blankets, and we'll take care of the popcorn and movie snacks. This event is open to all La Vita residents. Please RSVP by October 10 at tinyurl.com/CocoLaVita so we can plan for the right head count. We hope to see you there!

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Annual Meeting Results

The Association held their annual meeting on September 17, 2026, and met quorum requirements to call the meeting to order. The Association received 86 ballots and needed 76 ballots for a quorum per the Association's governing documents. Thank you to everyone who submitted their ballot and congratulations to Colin Campbell, Susie Min, and Belinda Romero for being re-elected to the Board of Directors. The Association would also like to thank Vladimir Milutin for offering to volunteer for the La Vita Board of Directors. In addition, the IRS revenue resolution passed with 71 votes in approval to transfer excess operating funds to the reserves account, if there are any, at the end of this fiscal year.

How To Make An HOA Payment

In January 2024, APS Management switched banks from First Citizens Bank to Western Alliance Bank. The management company has sent a few notices regarding this change, but unfortunately some residents continue to mail their payments to the wrong bank. In order to avoid returned payments, collections fees, and notices from the Association, please confirm that you are mailing your assessments to the following address with your account number in the memo:

Western Alliance Bank
P.O. Box 95874
Las Vegas, NV 89193

If you need your account number or have inquiries regarding your account, please do not hesitate to contact me directly or call APS Management at (619) 299-6899. If you prefer to make a payment online, please see below:

1. Please visit: https://pay.westernalliancebank.com/home
2. You will be required to enter the following information:
    a. Management ID: **7031**
    b. Association ID: **135**
    c. Property Account Number: This number is unique and can be found on your monthly statement.

Of course, you are also welcome to bring in a check or money order made payable to La Vita HOA to the onsite office during business hours. Please note, submitting your payment to the onsite office does not mean it will be cashed or processed that same day. All checks and invoices are sent to APS Management every other week for processing, so please be patient when dropping off a check at the onsite office.

Use of Laundry Detergent

We all want our clothes to be fragrant and clean every time we use them at the beginning of the week, before a graveyard shift, while working from home, or in a rush to our jobs on Monday morning. However, did you know that adding extra detergent or softener is **NOT** the solution? At La Vita there are two towers with 8 floors of residential condos and 24 floors of residential condos. Unfortunately, when residents are doing laundry and using an excess amount of detergent, the pipes can overflow with suds causing an inconvenience or damage to any of the 32 floors at La Vita. Although we cannot enforce the use of specific laundry detergent, we ask that residents consider switching to low-suds or no-suds laundry detergent. This would make a huge difference to the residents at the bottom of a laundry stack and keep the pipes free of debris.

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Use of Property Managers at La Vita HOA

The La Vita community has over 650 registered residents on Carson Living. There are plenty of tenants in both buildings which are being overseen by property managers or management companies. We welcome property managers to use Carson Living as well, but it is not the Association's responsibility to communicate with property managers. The Association's obligation is to maintain a line of communication with the owners at a minimum. It is the homeowner's responsibility to pass along information to the current resident whether that is by direct communication or using a property manager or management company. Management has encountered a few property managers who expect a line of communication from management and then some. Unfortunately, that level of expectation will not be met by the Association nor is it obligated to do so.

If you are renting your condo, please make sure your tenants and property managers/companies are aware of the governing documents, the protocols for emergencies in your condo and the building, and that your tenants know to contact you or your proxy (e.g. property manager or company) with inquiries about your condo.

Use of The Courtyard

The Association has a green and relaxing Courtyard for all residents and their accompanied guests to enjoy during the day and evening. Our staff and vendors work very diligently to keep the area clean and maintained for everyone to use. That being said, we would like to remind the community of a few items noted by Management and reported by other residents:

- Please remind our young residents not to climb in the planters or on the railings of the Common Areas. We love to see young residents use the amenities, but we need to make sure everyone is safe and not at risk of being harmed while playing in the Common Areas.
- Please remember to keep noise levels to a minimum when using the Courtyard. Although the Courtyard is big for a high-rise community in San Diego, noise travels high and wide. We want to be mindful of our ground-level residents surrounding the Courtyard.
- There are no pets of any kind allowed on the grass in the Courtyard. We have noticed that residents are allowing their pets to relieve themselves on the grass and are not picking up after them. It is unacceptable to expect our hard-working staff to clean up the Common Areas after your pet(s). Homeowners are subject to being called to a hearing where a fine can be implemented and privileges can be suspended.

Little Italy Events

The fall season has started, and Little Italy is ready to celebrate! If you are looking for events in the near future or would like to learn about the Little Italy neighborhood, please visit www.LittleItalySD.com to sign up for their newsletter and get more information regarding the following events:

Chalk Art Festival October 17 & 18 11:00am – 5:00pm	Trick or Treat in Little Italy October 25 3:30pm – 7:30pm