

July 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
8:30 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

Community Website

La Vita is getting a new website! You can expect to see the following from visiting the website on a regular basis:

- Current and previous newsletters of what is occurring in the building and reminders/updates from Management and the Board of Directors.
- Notices of projects occurring in common areas or residential floors.
- Contact information for services that benefit the homeowners and current residents in the building.
- Methods for homeowners to make their monthly association payments.
- Information regarding the amenities available to all residents living in the building.
- Forms, Procedures, and Documents related to the association.
- A new method to contact Management regarding association-related inquiries.



This will not replace the use of Carson Living or the postings in the elevators and bulletin boards. This will be an additional method to share information with the residents who live in La Vita and homeowners who do not live full-time in the building. Please check it out by clicking the link on the left-hand side of this newsletter or by visiting www.lavitahoa.com.

Balcony Lighting

Per the La Vita Architectural Guidelines, pages 33 and 35, the use or installation of outdoor lighting on the balconies or any portion of the common areas and within exclusive use areas is prohibited. Let this newsletter serve as a friendly reminder of La Vita's Rules & Regulations and Architectural Guidelines on this subject.



During the holidays, residents are allowed the use of holiday decoration and lighting within the timeframe designated for each holiday. In the winter holidays, the use of decorations/lights are allowed (5) days before Thanksgiving until January 10. All other holidays, the use of decorations/lights are allowed (5) days prior to the holiday until (3) days after the holiday. If you have any questions or concerns regarding lighting or the governing documents, please contact Management during business hours.

Solicitation In The Building

There is no solicitation of any kind allowed in the building unless approved by the Board. Per the La Vita Rules & Regulations, on page 13, there will be no distribution of flyers, advertisements, pamphlets, door-to-door sales, or other similar materials/methods allowed in the building or its common areas. The Board has allowed postings of homeowner-related matters on the mailroom bulletin boards.



La Vita Homeowners Association

Community Newsletter

Pigeons In The Building

Is it a squirrel? Is it a plane? It's a pigeon! As many of you know, the building has experienced a pigeon/bird issue in the past, especially the balcony residents facing the courtyard. Therefore, the association is asking that you stop actively feeding the birds or leaving food throughout the common areas. We understand you are coming from a good place by feeding the pigeons or birds, however they are nesting in residents' furniture or leaving a mess that requires cleaning by our building staff. The staff is removing any food that is found during their daily tasks, but we also need your help to make sure this problem is minimized as much as possible. If you are not a full-time resident in the building and have patio furniture outside on the balcony, please have someone inspect it periodically. The frequent inspection of your patio furniture and immediate removal of nesting materials will deter the pigeons or other birds from eyeing it for further nesting or shelter.



Pet Reminders... Again

Management and the staff continue to notice and receive reports of residents not following the Rules and Regulations when it comes to their four-legged friends. This is a pet-friendly community, but you still live in a homeowner's association where you agreed to abide by the governing documents and its policies. As a refresher, yet again, please see a few reminders regarding the pet Rules and Regulations:



- All pets must be kept inside the Unit when unattended and may not be left on balconies, patios, or decks without direct supervision. Doors and/or windows should be closed when a Resident is not present to mitigate pet noise.
- The Board may prohibit the keeping of any animal, which constitutes, in the reasonable opinion of the Board, a nuisance to others.
- Residents are responsible and liable for any personal injury or property damage caused by their pets.
- Pets are not permitted to defecate or urinate in any Common Area or Exclusive Use Common Areas. Residents are responsible for immediately removing any item deposited by their pets on walkways or other Common Areas. This includes interior hallways and stairwells.
- Residents are encouraged to not allow their pets to defecate or urinate in exterior areas surrounding the building, but especially in the immediate vicinity of the building entrances (where a strong urine smell has been noticed in the past).
- Dogs must be kept on leash when in any Common Area, including lobbies, hallways, parking garage, courtyard, and elevators. The leash must be held by an individual capable of controlling the dog.

Deliveries & Mailroom Reminders

La Vita has a mailroom in the lobby of the tower, the lobby of the mid-rise, and mailbox clusters near the pedestrian gate on State Street and Cedar Street. Given there are at least four points of entry into the building for mail, it is very important that residents confirm their mailing address and delivery instructions before ordering packages or large deliveries to the building. Management has noticed time and time again that carriers are leaving items outside the building, in the lobby, or in the mailroom. Please report items undelivered if they are not being taken to your front door and left elsewhere. The carriers will continue to leave your deliveries in the wrong area if it is not reported by the residents who place the orders. If you have a large delivery that requires more than one person to carry into the building, please coordinate with Management 24-48 hours in advance to have the elevator padded and locked for you. As a reminder, the association only allows deliveries on Monday through Saturday between 8:00am and 4:30pm. No exceptions.

