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The Script

Keeping VDM Beautiful *Projects & Updating*

Keeping Villa Del Mar a beautiful place to live, work and play takes the dedication of all of our staff and residents alike.

Our staff is continually seeking to improve the property with new projects, maintaining existing ones and making planned decisions to upgrade outdated and deteriorating components. Although our community is 45-48 years old, we strive to make improvements to renew our components. However, we do have to keep our budget and staff resources in mind.

All projects are researched, negotiated and shopped by the manager to maximize savings while improving your property values.

We train our staff to take on new tasks and save the Association from outsourcing where we can. We are upgrading and rewiring all site lighting and we plan to have this project completed by the end of the year.

All of our landscaping is important to the community and it has been reported by staff and homeowners that there have been a group of young people who have been



pulling the bark off of our common area trees. If you see this happening please ask these young people to stop doing this because it can injure or kill our trees. The vegetation may take a long time to mature and it is costly to replace. Any help with this matter is appreciated and remember this is your property and where you live.

We look forward to some new changes as we move through the year and hope that you value the changes you see.

Updating Your Unit? *Most Work Requires Approval*

Please remember when making home improvements most changes require prior Association approval. Also alterations which effect exterior esthetics, such as windows and front & screen doors, satellite dishes and water softeners have set specifications they must meet before they can be approved. Most homeowner requests can be approved by the manager, however some will need to be submitted to the Board for their approval. All requests may be submitted to the office by email or regular mail and should include the following information:

1. Unit number, homeowner name and contact information.

2. Identify the change to be made and their location at your unit address.
3. Attach brochures, pictures (if available) or drawings of proposed product plans.
4. List installing contractor, their contact information and contractor's license number.

Make sure that the person or company doing the work has up-to-date insurance and is bonded.

The Matrix

Homeowner Responsibilities

Please make sure you are aware and reference your Maintenance Matrix that was sent with your end of year paperwork for Homeowner and Association repair responsibilities & Maintenance. If you have any questions, please contact the office before making repairs. Repair bills that are

incurred by units, even if it may be an Association, may not be covered by the Association or may be limited to a fixed cost the Association would normally have paid for a particular repair.

The Association is aware of emergency repairs that may be required, however those are usually rare circumstances. Please call the office to ask about repair coverage if you're not sure. You may also call the emergency number on the office voicemail if you are not sure what to do.

If you are a tenant, please contact your unit owner for maintenance & repair questions.

Spring Forward

Change Your Clocks

Daylight Savings Time is here again; it is 2:00 a.m. on Sunday, March

14th. We will move our clocks ahead 1 hour. You may want to move your clocks ahead on Saturday night before you go to bed, so that on Sunday morning your clocks will already reflect the correct time. The change is automatic for most smartphones, computers, tablets and other digital devices such as the clock on cable or satellite boxes. Daylight Savings Time is also a good time to check your batteries in your smoke and carbon monoxide detectors as part of your clock setting routine. Don't forget to change the time on watches and clocks in vehicles, which may need to be set manually.

Yearly Plumbing Check

We Suggest You Check Your Unit

Homeowners, you should check the plumbing in your units to make sure that valves and feed lines have been replaced on all toilets, sinks and appliances. It is also advised that homeowners check water heaters and make sure you don't see any water leaking from valves or pipes or collecting water around the base of the unit. Water heaters should be replaced every 8-10 years.

It is always a good idea to look under sinks and make sure that it is dry and there is no moisture or mold, which could be a sign of a leak. If you see corrosion on pipes and plumbing parts that could also be a sign of a potential leak. Check water lines to refrigerator and washing machines too.

Have a plumber check your interior cleanout and plumbing for potential problems and it may save you money in the long run.

Monthly Reminders

Street Sweeping Day: REMINDER: **NO PARKING** in the alleys and Driveways at VDM during this time. Street sweeping day is the **3rd Wednesday of every month**. This month it is **Wednesday, March 17, 2020**. Please do not park on the city streets between 8:00am - 10:00am. The City will issue parking tickets which are about \$45.

Annual & General Board Meeting: The next Annual & General Board Meeting will be on March 16, 2021 at 6:00 p.m. via virtual Meeting. Meeting info will be posted at the pool gate.

Important Days in March: March 14th – Daylight Saving time (Change the Clocks), March 17th- St. Patrick's Day, March 20th- International Earth Day.

