



February 2022

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The Script

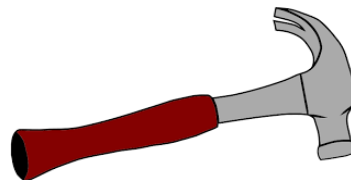
Contractor's Work Reassurance

Contractors Are Required

It is important and required that homeowners use contractors for unit remodels and improvements. You can reduce liability by using a contractor that is licensed, bonded and insured. If a work-related injury occurs the contractor's workman's comp policy covers their employees and it helps eliminate homeowner's responsibility. A Contractor's bond assures the quality of the workmanship and guarantees any of the materials used on the job. Liability insurance would cover any damage done to your property that the contractor may have caused.



To get approval for your improvement projects you may make homeowner requests on the VDM website under Resident Resources tab at: www.villadelmarhoa.com or by email or mail.



Here is a list of preferred contractors:

Plumbing

Coastline Plumbing
(805) 684-2474

Electrical

Next Level Electric
(805) 214-4061

Windows & Doors
Pure View Window & Door
(805) 585-3400

Pest Control
Critter Busters
(800) 273-6059

General Contractor

DH Construction
(805) 252-2253

GenHawk Construction
(805) 639-8930

These are companies that are familiar with VDM and have a general knowledge of what is "Owner" responsibility and what is "Association" responsibility.

Report Pet Waste

Large Dog Waste Increases

We are still getting numerous complaints about pet waste around the property.

If you see someone not picking up after their pets, please report any incidence to the office so we may notify violators and educate

residents about pet waste and their responsibility to pick up after their pets. A unit may receive up to a \$500.00 fine per occurrence.

As a reminder, all dogs are required to be on a leash at all times, this is a City Ordinance and a finable Villa Del Mar HOA rule.

Please do not open your doors to let dogs out to go to the bathroom on their own. Many people are not comfortable around large dog breeds such as German Shepherds, Pit bulls, Huskies and Rottweilers or just dogs in general. Be respectful of your neighbors and their children.

If you have outdoor cats, you still

need to clean up after them. You might want to ask your neighbors if they are having a problem with your cats making messes in other unit patios or front area planters. It is

also not appreciated by staff when they have to clean in front planter areas for your cat's poop and it is very smelly for your neighbors.



Slow Down in Alleys & Driveways

Be safe and watch for children

We'd like to remind drivers to use caution throughout the alleys and driveways. Slow down and don't drive to close to garages and

*carports and look for other drivers and people. Please be aware of children and young adults using sidewalks across alley entries, going to and from bus stops. Parents please take the time to remind children to "Look Both Ways" before crossing streets, driveways and alleyways. **Please remember that there are NO bicycles, skateboards, scooters or any other wheeled devices permitted in the interior sidewalks, alleys and driveways at Villa Del Mar.** Thank you for being a cautious neighbor.*

Carport Cleaning & Care

Remove Oil Stains

Metal oil drip pans are required in carports at the first sign of a vehicle leak. For your convenience these drip pans are available through Villa Del Mar. One may be placed in your carport and your unit will be billed for the pan if there is excessive oil in your carport. You may purchase your own but remember to follow these guidelines

Cardboard, carpet etc., is not permitted in carports. We have found that Johnny Cat clay-based kitty litter is great for oil stain clean ups.

1. Sprinkle fresh kitty litter on the stain. Grind litter into the stain and concrete.
2. Sweep up.
(Please don't forget this step)!

The kitty litter is amazing and acts like an eraser. It is each resident's responsibility to keep his/her carport clean & tidy. Please do not sweep, blow or wash debris into the alley. No storage is allowed in carports and sweep up leaves and debris. The HOA does not do this.

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, February 16, 2022.** Please do not park on the city streets between 8:00am - 10:00am. The City will issue parking tickets which are about \$45.

General Board Meeting: We will have a Zoom General Board meeting on February 16, 2022 at 4:30 p.m. Zoom instructions and Agenda will be posted at the pool gate and on the website.

Important Days in February: February 14th – Valentine's Day, February 21st – President's Day, February 28th - National Chili Day.

