



April 2023

## Villa Del Mar Homeowners Association

# The Script

## Warmer Weather

### Pool Do's and Don'ts

As temperatures rise, it will soon be time for our pool to get many visitors. It can be refreshing on hot days and a good way to relax.

Please remember that the pool is located in the middle of surrounding homes and next to the Association office, so be respectful of noise levels. As a reminder balls and boards are not allowed in the pool. They can hit other swimmers and can cause injury. Items that assist swimmers are allowed in the pool. These assistance items should be small and should not take up too much room. We hope you have a good pool season, and we appreciate your cooperation.

As a reminder here are some of our

#### **POOL RULES:**

1. **No disposable diapers** in the pool. Please use "Swim Diapers" which need changing every 30 minutes.
2. **Health code does not** allow animals in pool or pool area.
3. Playing music or loud devices are not allowed in the pool area. Please use headphones.
4. No balls, wheeled devices, boogie or surfboards allowed in the pool.
5. For your safety there is no running on the pool deck, and **NO DIVING!**

6. Safety equipment is for pool **EMERGENCY USE ONLY.**
7. Alcoholic beverages & glass are not permitted in the pool area.
8. The pool capacity is a maximum of 20 people.
9. Pool Hours are 8 a.m. to 10 p.m.



## Look For Water Leaks Check Plumbing Yearly

We have received notifications recently that some of our building units have water leaks. These levels are elevated and above normal. We test the buildings and notify the units that have leaks. Waiting for a notice can be a waste of water and money in the meantime. We recommend that you are proactive and check for leaks ahead of time.

As homeowners, you should check the plumbing in your units to make sure that valves and feed lines are new and 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. Make sure that tenants know that if they hear a hissing noise coming from the toilets, it may be leaking and needs new parts.

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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 snake sewer lines for potential problems and it may save you money in the long run. You may use any plumber you wish, we can recommend one, but we don't require a particular company unless it is an association repair.

## Mailbox Replacement *USPS Approved Box Replacement Continues*

We are replacing our existing mailboxes with new USPS approved mailbox clusters. The

new mailboxes will have 1-2 locked parcel boxes as well. When mail is delivered, the parcel box key will be left in your mailbox so that you may retrieve your parcel package. Our staff will install the mailboxes and our local USPS office will be coordinating the lock installation for the new boxes. USPS will number the boxes and replace the mailbox locks and keys. The office will coordinate with homeowners to get box locations & keys to residents as quickly as possible. Residents will have to provide info and signatures to pick up keys. After the initial key exchange, the local post office will handle any lock or key replacements. The office will **NOT** have keys on file, and you will have to go to the local USPS for assistance.

We will soon be starting the remaining four box locations soon.

These box locations are near buildings 6027, 1024, 1048 & 1092. As soon as we have installation dates regarding keys and unit box locations you will receive a notice.

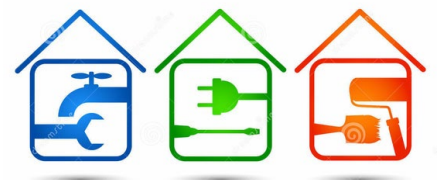
## Maintenance Matrix *HOA/Owner Responsibilities*

Please make sure you refer to the Maintenance Matrix. It is available online at [www.villadelmarhoa.com](http://www.villadelmarhoa.com). Click on Resident Resources tab and it is under Governing Documents. It will tell you what items or part of an item is an owner or HOA responsibility to repair, replace or maintain.

If you have any questions, please contact the office before making repairs. Repair bills that are incurred by units, even if they may be an Association cost, must be approved before a repair is made. Otherwise, an invoice may not be covered by the Association.

The Association is aware of emergency repairs that might 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 need emergency help.

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



# Monthly Reminders

**Street Sweeping Day:** REMINDER: **NO PARKING** in the alleys and Driveways at VDM during this time. Street sweeping day is the **3<sup>rd</sup> Wednesday of every month**. This month it is **Wednesday, April 19, 2023**. 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:** We will have a Hybrid Zoom Annual and General Board meeting on April 18, 2023 at 6:00 p.m. Zoom instructions and Agenda will be posted at the pool gate and on the website [www.villadelmarhoa.com](http://www.villadelmarhoa.com)

**Important Days in April:** Easter Sunday – April 9<sup>th</sup>. National Pet Day – April 11<sup>th</sup>. Earth Day – April 22<sup>nd</sup>.

