



April 2024

Villa Del Mar Homeowners Association

The Script

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Electrical Panel Fire Hazards

Mandatory Inspections

Electrical panels, also known as breaker boxes, are critical components of any building's electrical system. However, they can also pose significant fire hazard if not properly maintained. One common cause of electrical panel fires is overloaded circuits. When circuits are overloaded with too many appliances or devices drawing power, it can lead to overheating and potential ignition of nearby combustible materials. Regular inspections and maintenance of electrical panels by qualified professionals are essential to minimizing these risks.



Villa Del Mar HOA will be having mandatory electrical panel inspections starting on **April 9, 2024**. You will be notified of the inspection day for your unit.

It is easiest if you can just leave patio gates unlocked, free of pets and clear a space in front of your electrical panel for inspectors to enter. Power may need to be shut off to your unit for a short period of time. The electrician or staff will try

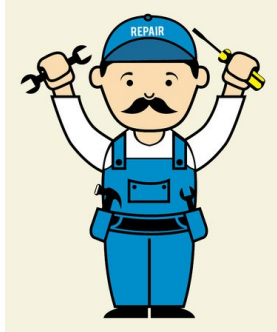
to knock and let you know ahead of time. You may need to reset appliances and clocks when they are finished.

Unfortunately, we are not able to tell you a specific time for the electrician's arrival. If you cannot be home during the inspection hours and cannot leave the gates unlocked or the patio free of pets you may want to make arrangements with us. If you do not make arrangements with us or do not answer when we call or knock at your unit, we will still need to access the patio area in your absence. This is a Mandatory inspection, and we must access all units for safety reasons and for our vendor to complete the necessary work.

You may request a window of time that the inspectors can come to your unit patio (example 2 pm -4 p.m. Appointments that are first in the morning and last appointments of the day are scheduled on a 1st come 1st serve basis. We can also call you to come home 30 minutes before an inspector can be there. **You may make arrangements by calling Chris Aguilar at 805-220-0173 or the office at 85-684-7430.**

Insurance companies are now asking that electrical panels be inspected in multi-family buildings.

Electrical panels may need to be upgraded or replaced to mitigate the fire hazard risk. You will be notified of the inspection results as soon as the electricians finalize their reports. Electrical panel replacement or upgrades are a homeowner expense; however, associations can require homeowners to do so if a panel is found to be faulty or defective. There may be rebates available through Southern California Edison. www.sce.com or other government sites or tax credit incentives.



online at 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 responsibility, 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.

Homeowner Requests *Get Approval for Unit Work*

Please remember when making home improvements most changes require prior approval. Also, alterations which affect exterior aesthetics, such as windows, front doors, front door screens, satellite dishes and water softeners have set specifications they must meet and require prior Board approval. Some homeowner requests will need to be reviewed and approved by the Board; however, most requests can be approved by the office. Requests to office should state:

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.

On certain items the office can give you permission to move forward with your project, however in some instances further information and approvals may be required. Make sure that the person or company doing the work has up-to-date insurance and is bonded. You can look up contractor's licenses to make sure they are current by going to www.cslb.ca.gov/. You may email requests to the office

villadelmar@verizon.net or use the VDM website at: www.villadelmarhoa.com click on **Resident Resources** and select **Homeowner Request** Form near the top of the page.

Maintenance Matrix *HOA/Owner Responsibilities*

Please make sure you refer to the Maintenance Matrix. It is available

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 **April 17, 2024**. Please do not park on the city streets between 8:00am - 10:00am. The City will issue parking tickets which are about \$45.

General & Annual Board Meeting: We will have a General & Annual Board Meeting via Zoom on April 24, 2024, at 6:00 p.m. Hybrid Zoom instructions and Agenda will be posted at the pool gate and on the website www.villadelmarhoa.com

Important Days in April: National Coffee Cake Day - April 7th. National Librarian Day - April 16th. Earth Day - April 22nd.

