



May 2024

Villa Del Mar Homeowners Association

The Script

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Electrical Panel Inspection Results Replacements & Updating

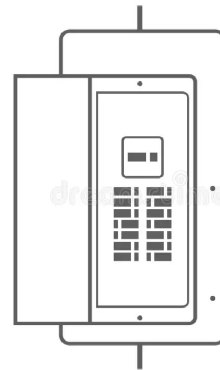
Our electrician has completed the electrical panel inspections for Villa Del Mar HOA.

We wanted to give you a preliminary report on the results. As a reminder, homeowners are responsible for the maintenance and replacement of their electrical panel, wiring and outlets etc. For those homeowners who have an electrical panel on the recall list, which is a fire hazard, you will be receiving a letter from the HOA with specifications and requirements for your replacement panel.

Your manager is negotiating with several electricians to provide suggested companies who will offer homeowners quality work at discounted pricing. As soon as this process is completed the information will be included in the homeowner's letter.

This is a mandatory replacement requirement, and the replacement will need to be completed by **September 1, 2024.**

There will be an additional inspection on September 2, 2024, to make sure that all panels have been replaced. If you have replaced your electrical panel recently or in the process of doing so, you will not receive a letter from the association.



Keep in mind that you may use any electrician you wish, however this job will require a homeowner request including the contractor's license number and contact info for approval.

You also want to make sure that you are getting apples to apples quotes from contractors. In the homeowner's letter, we will outline everything that should be included in your estimate.

The electrical panels that have been identified on the property to be deemed a fire hazard and on the Recall List are FEDERAL PACIFIC ELECTRIC (FPC). The electrician's report shows these panels in the following 13 buildings:

1054, 1062, 1075, 1080, 1092, 6008, 6048, 6063, 6068, 6075, 6087, 6088 & 6099.

If you have general questions regarding electrical panel

replacement, please contact the office for more information. 805-684-7430.

Keep in mind there may be rebates, low-income programs, or tax credit incentives available.

Gas Meter Inspection *Meter Safety Check*

If your building has gas, your gas meters are located at the end of your building and the Gas Co. **does not need access** to your patio. On each meter is an earthquake valve that is meant to trip in the event of a 5.4 magnitude earthquake or higher to shut off the gas and prevent gas leaks or fires. It can also be tripped if the meter is hit too hard. If your gas is off, please call the office or Call **Chris Aguilar at 805-220-0173 to have the meter reset. Do not call the gas company**

or they may charge a fee to turn it back on.

This is a message from Southern California Gas Company.

“SoCalGas’ commitment to safety remains unwavering. Within approximately the next 30 to 60 days, technicians will be in your neighborhood to conduct safety inspections of natural gas meters. Safety inspections typically take five minutes to perform if there are no obstructions to accessing a meter. Please note, these periodic meter inspections are required* to detect any issues, promptly make corrections, and maintain continued safety and uninterrupted service. We ask for your assistance in making the inspection process as simple as possible.

- 1. No action is needed from you if there are no obstructions, and the technician can easily gain**

- access to your service meter.**
- 2. Technician hours are 7:00-3:30, Monday-Saturday. All technicians wear SoCalGas uniforms and carry company-issued identification badges.**

To learn more about our Meter Safety Inspection Program, please visit:

[https://www.socalgas.com/help-center/meter-inspection.](https://www.socalgas.com/help-center/meter-inspection)“

Birds & Nests *Deterrent or Removal*

It is that time of the year where migrating birds and regional birds are looking for places to nest. This is a controversial subject since some people don’t mind the birds nesting in their area while others don’t want the mess. In either case we want to make sure we deter this behavior while keeping nesting birds and their eggs safe.

We do try to install safe bird deterrents to help keep birds from building nests on buildings and in certain areas. We also try to keep birds from perching over doors to cut down on the mess. If you have questions about a nest and whether it can be removed, you should call the office to discuss. We would prefer that you call the office instead of trying to remove them yourself. Hosing nests down is not going to resolve the situation and we may be able to safely deter birds from nesting in unwanted locations. Thank you for your help.

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 **May 15, 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 Board Meeting: There will be no General Board Meeting in May.

Important Days in May: National Teacher’s Day-May 7th. National Buttermilk Biscuit Day-May 14th. Memorial Day-May 27th.

