



September 2024

Villa Del Mar Homeowners Association

The Script

Painting Project Update

Trim & Front Door Painting

The painting project is going along smoothly so far. Precision Painting is in the first phase of the project, and it is expected that the project will be completed some time in the early to mid-part of 2025.



The project includes the power washing of your building, then they will move on to prepping for paint, The painting of trim and siding only (no stucco painting), then they will complete the process by painting your front door. They will paint common area elements throughout the project including wrought iron railings, end fencing (outside only), wood railings and the three play areas.

When they are about to start your building, you will receive a notice from them regarding information and schedules for the completion of your building. They will need to get onto your patio and make arrangements for doors to be open while painting your front door. Please keep their notice so you can contact Precision Painting if you need to make special arrangements for your unit. Do not contact the office with special arrangements.

If you are planning on replacing doors, screen doors or windows (that have trim next to windows) you can coordinate installations for these items with the office so that Precision Painting can paint doors and trim when they are painting your building.

For these items, please send Homeowner Requests to the office for prior approval. You may find request forms on the website:

www.villadelmarhoa.com Go to Resident Resources tab and choose Homeowner Request. All required info is on the form. You may also email the office at villadelmar@verizon.net.

Electrical Panels

Contact Vendor to Get on List

For those units in buildings affected by the mandatory electrical panel replacement requirements, we wanted to give you an update. Those buildings are as follows: 1054, 1062, 1075, 1080, 1092 Palmetto Way, 6008, 6048, 6063, 6068, 6075, 6087, 6088 and 6099 Jacaranda Way.

The Board is aware that Southern California Edison is slowing the process of electrical panel installation, however if you have contacted an electrical contractor or have let the office know who you have chosen before the September

Inside this Issue

Pg. 1 Painting Project Update

Pg. 1 Electrical Panel

Pg. 2 Political Signs

Pg. 2 Landscaping Tools

Pg. 2 Monthly Reminders

Pg. 2 Important Days in September

Villa Del Mar Homeowners Assoc.
1055 Palmetto Way
Carpinteria, CA 93013
(805) 684-7430
Email: villadelmar@verizon.net
Website: villadelmarhoa.com
Rebecca Barnhardt, CMCA, AMS:
Manager

1, 2024 deadline, then no further action is required.

Although there are only a small number of units that have not gotten on an electrical contractor list or contacted the office regarding the electrical contractor they have chosen, please take steps to get this taken care of to avoid further Board action.

There will be an additional inspection (TBD) to make sure that all the 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.

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

replaced to mitigate the fire hazard risk. Even one electrical panel in a building that isn't replaced could be a potential fire risk to your building as a whole.

After the second inspection any unit that has not replaced their panel or isn't in the process of replacing your panel will be contacted by the HOA.

If you have any questions, please contact the office right away. 805-684-7430. Thank you for your understanding.



As a reminder, any unit that is not in the mandatory replacement area may still take advantage of special pricing to upgrade to new breakers and to clean panel components.

Negotiated special pricing is available through the following vendors:

Electrical Panel Replacements

United Electric
805-650-8658

Panel Upgrades & Cleaning

Next Level Electric
805-214-4061

Political Signs

No Common Area Placement

Election season is here November 5, 2024 and we wanted to make sure that you know what is allowed for displaying political signs in support of candidates running for office.

Political Signs and other political items are permitted in windows only. Please do not place in common areas. Thank you for your understanding.

Landscaping Tools

Going Green

In an effort to go "Green" and lessen landscaping tool noise pollution, Villa Del Mar HOA and its vendors are transitioning to electric battery powered equipment. This transition is a process, and it comes with a hefty price tag, however we feel it will be a benefit to all.

We are happy to announce that starting in September we will no longer be using gas-powered leaf blowers on the property. Although the noise will be lessened with the new equipment, they will still make noise. Please note that not all equipment will be converted at this time due to many factors. We wanted to let you know we are making strides to create a better community.

GO GREEN

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 **September 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 Board Meeting: There is no General Board Meeting scheduled for September.

Important Days in September: Labor Day-September 2nd. Remembrance Day-September 11th. World Gratitude Day-September 21st.

