



October 2024

Villa Del Mar Homeowners Association

The Script

Holiday Decorations & the Painting Project

Trim & Front Door Painting

The holidays are beginning this year and we hope you are in the holiday spirit.

We want to make sure residents are aware of decorations and the trim and front door painting project that will also be proceeding through the holidays. The project will include power washing, wood preping/replacement and trim painting. This will include railings, outer patio end fencing and most common area elements.

If you have decorations in the way of the painting crew's ability to complete their work, your decorations may have to be removed by staff. We will not be held responsible for any broken or damaged decorations and we want to make sure you are aware of the situation. Use your best judgement when putting up decorations.

We do want you to enjoy the holidays, however, there are limits on decorations and decoration placement into common areas.

As a reminder please do not decorate in the common areas. Wrapping decorations around lamp posts, railings, bushes and trees etc. is not allowed. Doing this may damage posts, railings and vegetation. You may hang decorations on front doors and inside windows as well as minimal decorations close to units.



Decorations in the common areas make it impossible for staff to cut grass and take care of the vegetation. Please Do Not nail or attach decorations to Association property

wood or stucco. Remember to remove decorations no more than two weeks after the holiday is over. Thank you for your cooperation.

Insurance Coverage: Trees & Plants

Common Areas & Patios

This year we have been informed that there are many plants, trees and patio plants that are considered a fire hazard for the HOA and Risk Management professionals have walked the property to point out issues that will need to be take of as soon as possible.

Some of the issues we have been informed about are trees that are

Inside this Issue

- Pg. 1** Holiday Decorations & the Painting Project
- Pg. 1** Insurance Coverage: Trees & Plants
- Pg. 2** Ecola Termite Treatment Schedule
- Pg. 2** Monthly Reminders
- Pg. 2** Important Days in October

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overhanging roof tops and that are too close to the foundation. According to the insurance companies', trees near buildings that have damaged the foundation of buildings are their biggest and most expensive insurance loss.

Our arborist has done an extensive property walk to make recommendations and best practices to address tree issues and the work will have to be extensive. We will try and make the best decisions for trees and association property and will strike a balance between safety, insurance requirements and mitigating potential damage.

Also please make sure plants and trees are cut away from trim and

doors for the trim painting project as well. The painting crew cannot paint what they can't get to. Your understanding and cooperation are much appreciated.

Ecola Termite Treatment Schedule *Inspections & Treatment Dates*

This year our termite warranty inspections and treatments will take place from November 4th through November 15th. It is very important that we make arrangements with each unit to get in if necessary. We pay a warranty charge whether or not Ecola can get in. Each building is scheduled



for a specific day. See below for your scheduled date. As the date approaches, we will send out notices to each unit with

instructions on what you will need to do. There will be contact information for making arrangements if needed. You may leave a contact number so staff can call you for a specific time, ask for a certain time of day or leave a key with the office so that staff can escort Ecola into your unit. Please remember that on the day of inspection and treatment, that you move cars out of carports and garages and leave storage closets and side garage doors unlocked. If you are not able to move a car in the carport or garage, please notify the office.

Ecola will do both the inspection and treatment on the same day in most cases. It is safe for you and your pets to be in your unit during the inspection & treatment process.

Warranty Inspection & Treatment Dates:

Buildings: 1035 & 1045
November 4th

Buildings: Election Day – No work

Buildings: 1006, 1012, 1015 & 1025
November 6th

Buildings: 1048, 1054 & 1062
November 7th

Buildings: 6063, 6068, 6087 & 6088
November 8th

Buildings: 6015, 6027 & 6051
November 11th

Buildings: 1000, 1010 & 1020
November 12th

Buildings: 6039, 6048, 6075 & 6099
November 13th

Buildings: 1018, 1024, 1042 & 6008
November 14th

Buildings: 1075, 1080, & 1092
November 15th

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 **October 16, 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: We will have a General Board Meeting via Zoom on October 24, 2024, at 6:30 p.m. Zoom instructions and Agenda will be posted at the pool gate and on the website www.villadelmarhoa.com

Important Days in October: World Teacher's Day-October 5th. Indigenous People's Day-October 14th. Halloween-October 31st.

