



December 2024

Villa Del Mar Homeowners Association

The Script

Projects in 2025 Property Improvements

We have many new projects planned for the new year. All are necessary projects to help make VDM a desirable place to live while increasing property values.



Some of the projects include the completion of the wood trim replacement/painting project. This project will continue, and the remaining residents will receive notices about work as the project progresses.

In 2025 all remaining original wood shake shingle mansard roofs will be upgraded to the new fireproof wood looking concrete tiles. This project has been a huge undertaking, and we look forward to its completion.

The pool deck and pool area will be resurfaced and repaired to be ready for our next pool season. The pool area will be closed during this process, and we will post notices regarding the progress. We are looking forward to a productive 2025.

If You See Something... Online Violation Reporting

As you may know, the HOA website has many resources for residents such as Work Order Requests,

Homeowners Requests and General Contact Requests. The website now has a way for residents to report any potential violations they may find or observe. These violations can be anything from Dog Off a Leash, Parking in the Alley or Excessive Noise to name a few. All reported violations are confidential. Potential violations will be reviewed by staff to make sure the reported violation has enough detail to resolve. You may be contacted by a member of the staff for further details or clarification. Not all violations reported are true violations of the governing documents and may be handled outside of the standard violation process.

It is important that you include as much detail as possible and reporting resident must include the unit in question and not just be a general description of the situation. Unfortunately, we are not able to issue proper violations without specific details. The Violation Reporting links can be found on the Villa Del Mar HOA website at: www.villadelmarhoa.com. Once on the Home page go to **Contact Us** link and click on **Report a Violation** or click on **Resident Resources** on the Home page and **Report a Violation** button is located at the top of the page.

The purpose of reporting a violation is to help make Villa Del Mar HOA a happier place to live and help

Inside this Issue

- Pg. 1** Projects in 2025
- Pg. 1** If you See Something...
- Pg. 2** New Assessment
- Pg. 2** Pool on Solar
- Pg. 2** Monthly Reminders
- Pg. 2** Important Days in December

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

residents be aware of the rules just in case they aren't aware. It is much better to let us know about situations so we can do something about it. Staff is not on site all the time so we can't see every issue that happens. Our goal is to help resolve issues in a peaceful manner.

If you see an activity that is criminal or suspicious please contact your local law enforcement, we are not able to respond to potentially dangerous activity.

New Assessment What You Need to Know

With insurance, utilities, and material costs on the rise the Board made the difficult decision to raise the assessment to \$460 a month. This decision was based on Reserve Planning figures and recommendations for a healthy

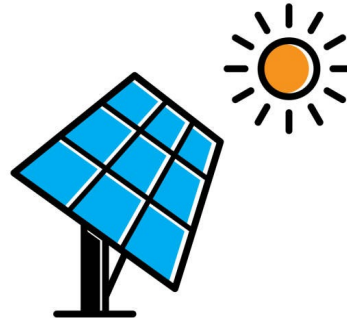
Association future. All accounts that are on automatic withdrawal with VDM will reflect the new amount starting January 2025. For those of you who have bill pay through your bank, you must contact your bank to make the adjustment. If you would like to sign up for the Association's ACH, please contact the office.

Pool on Solar

Pool Remains Open on Solar

To help keep assessments down the Board has authorized the pool to be switched to solar power only no gas heating, starting December 1, 2024, and returning to full heated power on March 1, 2025. If you do decide to

use the pool during these months the pool will be colder than usual, however the pool will remain open as much as possible.



The pool resurfacing project and repairs will take place during this time, as the weather permits, and the pool area may be temporarily closed to protect

the surface. We will post updates at the pool gate as the project progresses.

During these months the heating costs have tripled in the last few years with the cost of natural gas on the rise. The pool cleaning and maintenance will also continue during this time.

All of us at Villa Del Mar would like to wish all of you



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VDM Staff:

Manager: Rebecca Barnhardt
Maintenance & Landscaping: Chris Aguilar & Jose Angeles

VDM Board of Directors:

Brian Wienke: President
Otto Layman: Vice President
Julie Sigwart: Secretary
Leslie Ruffalo: Treasurer
Karen de Vera: Member at Large

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 **December 18, 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 in December.

Important Days in December: National Llama Day-December 9th. National Bake a Cookie Day-December 18th. Hanukkah Begins & Christmas Day-December 25th.

