



February 2025

Villa Del Mar Homeowners Association

The Script

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Final Phase of Painting *Missed Item Notification*

The painting project for the trim painting will be wrapping up soon. Although we are doing project walks with the contractor and taking notes regarding pickup work, please keep in mind that we can't see everything that has been missed.

Notify Chris Aguilar at **805-220-0173** or the office regarding missed items or pickup items. Let us know about paper or tape left behind, unfinished

surfaces or any damage that may have occurred during the project. If they haven't returned to paint your doors or other items especially on your patio, please let us know. You may also send an email directly to Derek at:

derek@precisionpainting.com

Unit Projects

Most Work Requires Approval

Please remember when making home improvements most changes require prior Association approval. Also, alterations which affect exterior esthetics, such as windows and front & screen doors, satellite

dishes and water softeners have set specifications they must meet before they can be approved. Most Homeowner Requests can be approved by the manager, however some will need to be submitted to the Board for their approval. All requests may be submitted to the office by email or

www.villadelmarhoa.com and

should include the following information:

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.

Make sure that the person or company doing the work has up-to-date insurance and is bonded.

Plumbing & Regulators

We Suggest You Check Your Unit

VDM staff is in the process of checking and if necessary, changing out pressure regulators at all units. This may cause faucets, showers and other plumbing to change in



pressure. If there are any issues that you have with water pressure, please report issues to Chris Aguilar at **805-220-0173** so he can adjust.

Also, homeowners should check the plumbing in your units to make sure that valves and feed lines have been replaced on all toilets, sinks and appliances. It is advised that homeowners check water heaters and make sure you don't see any water leaking from valves or pipes or collecting water around the base of the unit. Water heaters should be replaced every 8-10 years unless you have a longer warranty.

Have the plumber clean aerators on faucets and shower heads to make

sure there aren't minerals that have built up in plumbing fixtures that may slow your water flow. Again, If you think there is a water pressure issue, please report it to the office or call Chris Aguilar so we can check it for you.

You may need to have sewer lines cleaned out to help prevent backups. It is always a good idea to look under sinks and make sure that it is dry and there is no moisture or mold, which could be a sign of a leak. If you see corrosion on pipes and plumbing parts that could also be a sign of a potential leak. Check water lines to refrigerator and washing machines too. Have a plumber check your interior cleanout and plumbing for potential problems because it may



save you a lot of money in the long run.

Gutters & Patio Drains

Notify the Office with Issues

Please let us know if you are having issues with patio drains, gutters or downspouts. In general, our crew does not go into patios to check these items unless you have given us permission to do so or if there is an emergency. If you have made a request and you have not heard back from us, or your issue has not been resolved, please remind us of your situation. We have 230 units to serve and sometimes requests can slip by us.

There are drains in every patio that are connected to the main patio drain. You should make sure your drain line connected to the main pipe is clear and water does not back up. It is the responsibility of each unit to keep their patio drains clear of leaves, roots, dirt and debris. We ask that you pick up animal matter and not wash it down your patio drain. This can cause a smell and could cause a backup.

Most patio drains are located on each side of the cement entry from the gate about 18 inches to 24 inches from the cement walkway edge. The Association maintains the main drainpipe only for your building. It is your responsibility to keep your drain and the connector lines clear and unplugged. Report any slow drainage issues right away. Let us know about issues before it rains, so we will get to them as soon as we can. (805) 684-7430. 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 **February 19, 2025**. 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 no General Board Meeting in February.

Important Days in February: Superbowl LIX- February 9th. Valentine's Day - February 14th. President's Day - February 17th.

