

February 2025

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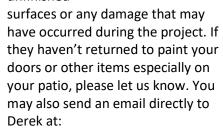
Villa Del Mar Homeowners Association

The Script

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 805220-0173 or the
office regarding
missed items or
pickup items.
Let us know
about paper or
tape left
behind,
unfinished



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

<u>www.villadelmarhoa.com</u> and should include the

following information:

- Unit number, homeowner name and contact information.
- 2. Identify the change to be made and their location at your

unit address.

- 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 **3**rd **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.

<u>General Board Meeting:</u> There will no General Board Meeting in February.

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





