



May 2025

Inside this Issue

Pg. 1 Ways to Contact VDM

Pg. 1 Controlling Rodents

Pg. 1 Storage in Carports

Pg. 2 Vehicles Leaking Oil

Pg. 2 Monthly Reminders

Pg. 2 Important Days in May

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

Villa Del Mar Homeowners Association

The Script

Ways to Contact VDM *Where to Get Help*

Staff and/or the office are usually available Monday through Friday 8:00 a.m. to 4:30 p.m. You may call, text, email or submit a form for your requests and questions during these days and times.



Chris Aguilar, Maintenance person and Emergency Line (after hours) can be reached at 805-220-0173. As a reminder, please do not contact the emergency line before or after hours or on the weekends unless you have a true emergency.

If your issue is not an emergency and can wait, please send an email or leave a message with the office at 805-684-7430 or send an email to: villadelmar@verizon.net.

If you receive a work notice that lists coordination or you need to make special arrangements with Chris Aguilar, our Maintenance person, he is available during regular work hours at 805-220-0173.

If you have a request for a Work Order such as replacing a front porch light bulb replacement,

pressure regulator adjustment or other similar items you may go to the website at:

www.villadelmarhoa.com

You may either use the pull-down menu under Contact Us and fill out a Work Order form. Also available is the Homeowner Request form for improvements at your unit and the Violation Reporting Form, where you may report things like dogs off leash, parking in the alley, etc. If you have any other needs, please contact the office so we may be of assistance.

Controlling Rodents *A Community Effort*

Recently we have heard of an increase in rodent activity in our area. This is mostly due to the effects of increased rains in the past couple of years making the food sources more plentiful in the orchards and field surrounding Villa Del Mar.

Rats and mice also like to live where people live. They quickly adjust to the neighborhood. Rats can thrive on just an ounce of food and water daily, so when they enter a neighborhood and gain access to meat, fish, vegetables and grains, they will stay. Rats prefer to feed in and around homes, restaurants and businesses. But they will settle for scraps from trash bags and cans,

which is another reason to make sure trash containers are closed all the way. Rats and mice get shelter from tall weeds and grass, fences and walls, bushes like ivy and pet food/ water left outside.

If rats are living in your area, there are steps you should take. A community effort works best, where everyone in the neighborhood takes steps at the same time to prevent rats from entering the area and to remove their food and shelter.

We ask that people do not let trash overflow in cans. The cans are rodent resistant if the lids are closed and not overflowing. Make sure you remove bushy plants from patios and especially ivy. Put away trash cans on the trash pickup day, after they have been emptied and

don't put them out earlier than the evening before trash pickup. Please do not put out pet food, water, bird seed or other food that might attract these pests. The HOA only covers termites and does not cover rodent or ant control. Talk to your neighbors and make sure they know how to prevent attracting rodents.

Storage in Carports

No Storage or Other Debris

As a reminder there is no storage of items in the carport area. Please make sure that construction materials, boxes, pots, trash etc. are kept in your garage, patio and storage closets only.

Each resident is responsible for keeping his or her carport clean and tidy. Please sweep up leaves and debris and dispose of them

into trash receptacles, do not sweep, blow, or wash debris into the alley.

We will send notices to units that need a reminder to clean up the carport and clean out the stored materials. Your help tidying up is appreciated.

Vehicles Leaking Oil

Check Carport Floors

If you suspect your vehicle has an oil leak, please have the leak fixed as soon as possible. In the meantime, park vehicles on the street and not in your carport. Changing vehicle fluids is NOT permitted in carports or alleys. Metal oil drip pans are required in carports at the first sign of a vehicle leak. These are available through Villa Del Mar HOA and you may contact the office to purchase one for \$35.00.

Cardboard, carpet etc., is not permitted in carports and is not effective in containing oil leaks. Kitty litter or granular absorbents are great for oil stain clean ups:

1. Sprinkle fresh kitty litter or granular absorbent on the stain, allow it to absorb the fluid.
2. Grind litter or absorbent into the stain with your shoe on the concrete.
3. Sweep up. (Please don't forget this step)!

Thank you for your continued help keeping VDM beautiful.

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 **May 21, 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 May.

Important Days in May: Cinco De Mayo- May 5th. Mother's Day - May 11th. Memorial Day - May 26th.

