



September 2025

## Villa Del Mar Homeowners Association

# The Script

## Ecola Termite Treatment Schedule

### *Inspections & Treatment Dates*

This year our termite warranty inspections and treatments will take



place from October 6<sup>th</sup> through October 20<sup>th</sup>. It is very important that we make arrangements with each unit to get in if necessary. We pay a warranty fee, whether or not Ecola can get into your unit.

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. 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 the inspection and treatment, we ask that you move cars out of carports and/or garages, and leave storage closets and side garage doors unlocked. If you cannot move a car in the carport or garage, please notify the office.

### *Warranty Inspection & Treatment Dates:*

**Buildings: 1035 & 1045**  
**October 6<sup>th</sup>**

**Buildings: 1006, 1012, 1015 & 1025**  
**October 7<sup>th</sup>**

**Buildings: 1048, 1054 & 1062**  
**October 8<sup>th</sup>**

**Buildings: 6063, 6068, 6087 & 6088**  
**October 9<sup>th</sup>**

**Buildings: 6015, 6027 & 6051**  
**October 10<sup>th</sup>**

**Buildings: 1000, 1010 & 1020**  
**October 14<sup>th</sup>**

**Buildings: 6039, 6048, 6075 & 6099**  
**October 16<sup>th</sup>**

**Buildings: 1018, 1024, 1042 & 6008**  
**October 17<sup>th</sup>**

**Buildings: 1075, 1080, & 1092**  
**October 20<sup>th</sup>**

**Thank you for your help and cooperation.**

## Inside this Issue

**Pg. 1** Ecola Termite Treatment Schedule

**Pg. 2** Patio Trees & Plants

**Pg. 2** Storage in Carports

**Pg. 2** Vehicles Leaking Oil

**Pg. 2** Monthly Reminders

**Pg. 2** Important Days in September

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## Patio Trees & Plants

### *Trim, Prun or Remove*

As a reminder, plants that tower above the roof line of your unit are required to be cut lower than the roof line or be removed. The height of **ALL** patio plants must be maintained lower than the lowest height of the edge of your apartment/garage building roof. Plants growing above or into the roof line may cause damage to roofs, tiles, fascia, wood trim and gutters. Make sure that patio plants do not become a burden to neighboring patios. Please be courteous regarding plants that drop berries, flowers and leaves on other people’s patios. Make sure that vines and bushes aren’t growing over or through neighboring fences.

Remove any ivy or attaching vines from your patio area. These plants attract rats and other animals and can cause stucco damage which you will be responsible for. Make sure your patio plants aren’t growing too

close to fences or on fences in a manner that the plants are causing damage so you aren’t responsible for the total cost of these fences.



## 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/or clean out the stored materials. Your help tidying up is appreciated.

## Vehicles Leaking Oil

### *Check Carport Concrete*

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 are **NOT** allowed 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)!

Thanks for 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 **3<sup>rd</sup> Wednesday of every month.** This month it is **September 17, 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 September.

**Important Days in September:** Labor Day - September 1<sup>st</sup>. Positive Thinking Day – September 13<sup>th</sup>. National Pepperoni Pizza Day – September 20<sup>th</sup>.

