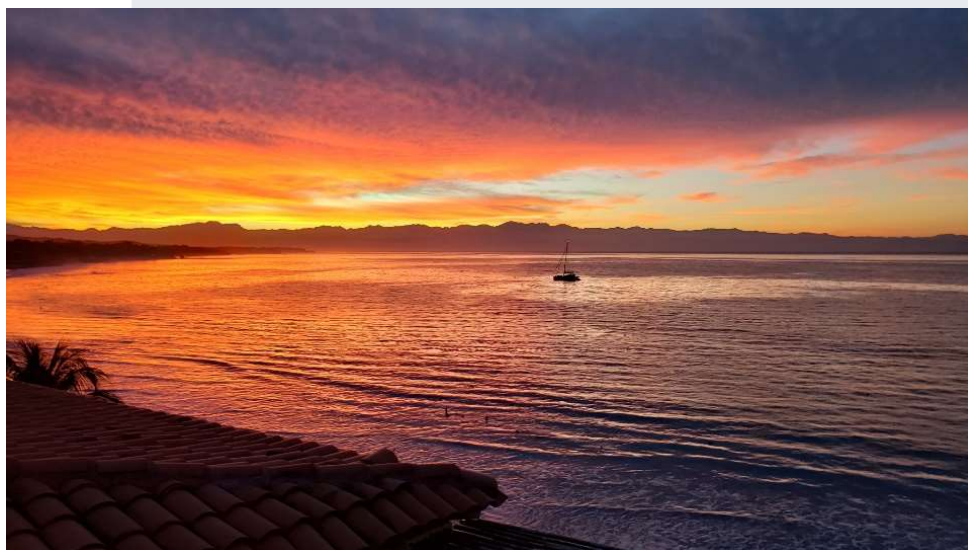


Bellamar

Punta Mita Living



Fighting the Tides of Time



Tip: Have a concern about a neighbor or their guests that you want addressed? [Please use this form](#). Betty and the VC will be instantly notified so they can take appropriate action as needed.

For those in residence, they have seen all the work going on in the entryway area. We continue to try and find the source of the water intrusion issues on the lower floors. Ultimately, we dug up the garden beds on one side and found that the roof drain pipe was completely busted in half. In addition to fixing the pipe, we have decided to put in drainage to ensure that if water gets into this part of the building again, it will have a way out rather than all being pushed down into the building. That drain channel you see in this photo will be filled with gravel and a drain drilled at the end to give the water a way out. Water proofing will also be added before we ultimately cover this all up again.



Other work planned to alleviate water intrusion issues:

- Seal stairs on units 7 and 8 as we believe water flows down into the mechanical and electrical rooms. Electricity and water are dangerous - so Irving's reports of water in the electrical room need to be fixed.
- Create a drain so water can be removed from the entry way area at the bottom of the stairs from unit 8 where the slope of the garage keeps the water inside the entry way and overflows into the electrical room.
- Eliminate the garden bed area behind the fountain as that was also found to be contributing to the water issues in the building.

This means that we need to rework the lobby area aesthetics. We had some renderings done and are thinking that we will have some big pots with plants rather than the garden beds which just seem problematic given that the plants and their roots damage the water proofing, and watering seems contra indicated! This will give us a walk way between the two halves where the garden bed is today. The "blue" in these pictures is really the same white cement and pebble treatment we have today. And the greyer area is the same larger rock treatment.



You might be asking how we are funding all this work because it wasn't in the budget. One piece of good news on that front... Dave did a water test on the cistern out back by having a water truck come and dump a ton of water in to see whether it could absorb all the roof and deck water in the rainy season - and indeed it can! We found that the work originally planned does not have to be completed this season. We can make that work part of the larger evaluation of the property and determine its priority based on whatever other work we determine is necessary.

Going On in Punta Wade Koniakowsky

<https://www.koniakowsky.com/>

For the 4th year in a row, Wade Koniakowsky, famous artist out of Hawaii was here in Punta Mita teaching painting classes. Koniakowsky is famous for his surf, sand, and beach paintings. Most attendees fly in from around the US to surf and paint. It's become so popular that this year a second week was added.



Classes run from 11am to about 3pm and are held at the El Corral restaurant upstairs. You can sign up for 2 to 5 days of classes during the week depending on how dedicated you are. Anyone from beginners to advanced skills are welcome. Plus you can drink a margarita while you paint! If you are interested in next season, email Lynn (Wade's wife who organizes) at lynn@koniakowsky.com.