

Sept 2023

# Bellamar

Punta Mita Living

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**REMINDER:** As we launch into a new season, don't forget to let us know when you will be arriving so that your unit will be ready for you!

In case you have forgotten where to find the link to the website where the calendar and form is located:

<http://bellamarcondo.com/calendar>

## Sea Wall Repairs



Some of you may have noticed that our sea wall had quite a number of cracks in it. Ivan and his crew were hired to do a special project this year and do repairs. We had hoped that we would find that the cracks were superficial.



Alas, what we discovered upon starting to chip away the top layer of cement was that water had worked its way down to the rebar. So we had to remove the whole top layer, remove the rusted rebar and rebuild the top portion of the wall. It was rebuilt using a type of cement that is a bit more "rubbery".

It has some movement in it - which hopefully will mean that when the wall vibrates due to the pounding of the surf that the cracks will not reform. All it needs now is a coat of paint!

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**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.

## Irving Insider Info

The Bellamar transformer hadn't gotten maintenance since 2018. It was looking pretty ratty.



As you can see from the photo below, it looks brand new now! We also had it raised up about 4 inches so that when water gets into the room, the transformer is not sitting in the water. While you might wonder why we would bother to paint it, that's actually an important part of maintaining it to ensure that the cabinet does not rust. Additionally, if it overheats, the paint starts to bubble letting you know that something is wrong.



The transformer tech recommended we stop storing our trash in with the transformer for two reasons (1) good air circulation around the transformer is critical to maintaining a long life so it stays cool, and (2) because it encourages mice and rats to live near the transformer - and those little guys love to chew on the wires.



Once the transformer maintenance was completed, we could immediately tell its generating way less heat. That's great because we would love to see this transformer last another 10 years. The new exhaust fan we installed is also helping to ensure the unit stays cool.



# MYTHBUSTERS

**Today's Myth: I should throw my trash in the transformer room on the floor.**

Ick! Who would do that?

Ok, seriously, we've moved the trash cans out of the transformer room and into the west side of the garage.

Additionally, Punta Mita now has recycling available for glass, plastic, and cans. We are setting up one of the trash cans in the garage for disposal of recyclable items.

## New Chair Cushions

The vendor we selected (another great Paloma recommendation!!) to redo the pool cushions brought samples by for us to check out. Melissa and Nikki got the chance to test out a couple of different thicknesses of cushion, and ultimately decided on the thicker foam as it was plush and comfy. The new foam is a closed cell foam that will not absorb water and hence should be free of mold and last longer. The fabric Pam, Kathy, and Melissa chose is a neutral fabric that reflects our beachy atmosphere.

**Bonus! Case Study:** Melissa wrote a case study on our journey to learn best practices for infrastructure maintenance. The article was published to the Puerto Vallarta Facebook Group for local HOA boards to help them if they want to take a similar journey. For anyone interested, the case study can be found here:  
<https://1drv.ms/b/s!Ai6Bdm1lenzxhKFqX1HhaOxOqBiPLA?e=LoHCdB>

