

Bellamar

Punta Mita Living



Melissa and Dave have begun to do a monthly morning beach trash pickup. Anyone interested in joining should let them know. Bring gloves. It's not for the faint of heart!

Security and Convenience Upgrades



In keeping with the theme of recent security upgrades, we are offering to install key lock boxes outside your front door. These lock boxes allow you to set a unique 4-digit code that gives you to access your front door key. You could even set a similar code to what you choose for the front gate to make it easier to remember. The advantage is that you don't have to panic if you somehow lost track of your front door key between visits. And if you have guests - no worries if they arrive after hours - getting them a key is as easy as giving them your code. Give a holler if you want one installed near your door.

We are having security "spikes" installed on top of the front and east walls - same as we had installed on the west wall when we had it raised last season to discourage fence jumping. We have no illusions that this is 100% effective. But it helps if we are "not the easiest target", and if Arturo can focus more on the beach wall as the most likely point of entry at night.

Also coming soon - no parking signs to discourage the cars that park in the yellow loading zone out front.

Up for consideration at this year's annual meeting will be whether we want cameras recording the front and back gates and the garage areas. We discussed when we were last together that none of us wanted cameras on the common areas like the pool (no one wants to feel like they are being watched while they are chillaxin'). But being able to go back to the recordings to see who entered or departed has some value in case we ever had an issue.

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

Scott alerted us shortly after his arrival that one of the sprinklers near unit #1 had been running all day. Was a mystery Irving quickly solved. Turns out there is a valve in the surfboard area that it's easy to bump when putting your surfboard away. Good thing for folks to be aware of in case it happens again.



Tip: Melissa's brother (a paramedic who served in the fire service and in overseas combat) will be doing a lecture on first aid at the La Cruz Marina on December 30 at 3pm. It's a lecture not like what you've seen in a first aid class before! He will cover topics such as: (1) What it will take for you to be an effective provider of real world first aid. (2) What the psychological tricks are that will make you effective when terrified in a desperate situation. (3) He will demonstrate new technology such as no sewing required stitches and wound clotting materials that can easily save a life even for a major injury. Anyone is welcome to join.

Local Happenings Wet Noses Shelter

Did you know we have a dog and cat shelter here in Punta Mita? If you are looking for something fun to do - please visit! You can play with a pile of puppies, a room full of cats that are highly interactive, or take dogs for walks. It's particularly great for keeping kids entertained for a while (whether big or small).



The shelter is within walking distance of Bellamar. It's a well-kept and a nice facility. No fleas. Animals are first kept in quarantine and checked by vets before they are let to interact with visitors or other animals at the shelter.

They also are looking for volunteers to be "Flight Angles". These are people traveling from here to the US to take a dog or cat with them. They meet you at the airport on both ends. You get a cat or dog to play with on the plane (assuming they are small enough to be carry on). In exchange you carry the animal through customs with the paperwork they provide. Upon arrival they are picked up from the airport and sent to their "forever home".

And, of course, they can always use donations. People call when they have an animal in need but tend to be a little short on the donation side it seems.

Donation and Volunteer Opportunities (including Flight Angles): <https://linktr.ee/wetnoses>

MYTHBUSTERS

Today's Myths:

The Sea Wall is deteriorating!

The plumbing pipes need to be replaced inside the towers!

The buildings might be structurally unsound!

We now have the results of the common area building inspection. The good news is that some of the scary things that were believed previously might be true - have been shown not to be true!

The inspector was able to verify that our sea wall is not deteriorating. And we had thought that plumbing pipes here in Mexico deteriorate and become brittle. We had replaced them in one tower but not the other. However, it's now been verified that this brittleness only happens when the pipes are exposed to the sun, so we don't think it needs to be done in the second tower. Cha ching! Money saved! That of course we will need for other things...

Here is the list of the most meaningful things found in the common area inspection. Betty is getting quotes for these so we can consider during the special project budget discussion at the annual meeting:

- Water fountain tiles need replacement
- Pool pump is end of life
- Cracked / missing pool tiles
- Gas meter replacements

Three things on the special project list that we didn't spend money on that will roll over to the upcoming budget conversation (because we used the funds on the water leak fixes instead):

- Ensuring our Federal Zone protection (look for full analysis on this topic in January - we've done a lot of work on this and have a recommendation on how to move forward that we will share in advance of the annual meeting)
- Additional pool chairs and umbrellas
- Replacement of water heater doors and rusted railings

There is also a list of items we are just proceeding with work on that we believe we can do within this year's budget that seem pretty clear cut in terms of priority:

- Roof repairs from hurricane
- Continued waterproofing to deal with water intrusion issues
- Sump pump in cistern area

And finally, there is a very long list of small items that Irving (with possible electrician and plumber assist) is handling without need of project budget as they can be done within the normal operating budget such as:

- Failing pump for the water fountain
- Rust and plaster/paint issues
- Bad valves, missing drain covers, etc.
- Rusty electrical boxes

Anyone wanting to see the full common area inspection report just let Melissa know.