

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.

Maintenance and upkeep is a never ending battle, particularly here on the beach!

Around the time of the annual meeting, Shane and Scott began investigating a water intrusion issue that has for years caused paint to peel off the lower unit bedroom walls. It's worse in the west tower, but occurs on both sides. Review of the architectural plans revealed a pipe conduit where a number of pipes run. It was decided to drill some holes to allow for investigation. We discovered that indeed there is water running down inside that conduit and soaking the concrete. In some places we found the concrete had turned to mud due to the amount of water the concrete had been sitting in for years. This gave us all a bit of a moment worrying whether we had wet concrete in structural elements, but presently we do not believe this is the case. However, this further highlighted the need to have a full building and structural inspection of the property completed to proactively find issues that need to be addressed.

Meanwhile, we found a number of possible water sources. There were three leaks in the water system underneath Irving's "office" which have now been repaired. And we believe landscape watering may be contributing - so we have cut back on watering the lobby area plants (they are drought resistant and seem to be doing fine). We pressure tested the septic pump system out to the street sewer and found no leaks. And we did a leak down test of the fresh water system and found no leaks.

Ultimately, we decided to start digging up the gardening beds as the most likely culprit appears to be poor water proofing and holes in those elements that are not draining property and dumping water where it doesn't belong. The entrance area beds are likely to be a mess until we get this sorted. We may also choose a different treatment - potentially taking out more of the plants and substituting potted plants and artwork if that means less water intrusion issues in the future. More to come on this!

Irving Insider Info

We realized as work progressed on projects that Irving was spending a lot of time running around trying to find the tools he needs to accomplish routine tasks. We would much rather he spend time doing maintenance than spend time borrowing tools from other properties. So, we decided to invest in a few hundred dollars in a basic set of tools. To ensure that the tools don't rust in this harsh salt water environment, we employed the same technique we use on boats - air and water tight containers. An interview with Irving on which tools he borrows most often, some deep thought on which battery technology to consolidate on, and then a trip to Home Depot. Voila! Higher productivity! And as an added bonus, to Irving it felt like Christmas was here again!



Tip: Did you know that each unit is allowed 2 hours per month of Irving's time billed at \$200 MXN/hr to work on personal projects? And if that isn't enough because you have some big projects, Irving loves working overtime (when his working hours at Bellamar are over) for some extra moola.

Restaurant Review

Tacos Y Papas

Same great food, new location



If you have not yet been to the new Tacos Y Papas location - it does not disappoint! Last year Tacos Y Papas lost its lease on the building around the corner from Ollin. But never fear, they are back!

Their new location - at the end of the alley way west of Ollin - is open air and chic. We visited with friends last week. The margaritas were strong and the food as good as ever. The new location is open 5pm to 10pm every day except Mondays.



Is running a car at idle once a month a good way to recharge the battery?



This month's busted myth - having Irving run your car occasionally while you are gone keeps the battery healthy.

We all want to ensure that when we get here our car is ready for us to drive. To that end, Irving has been starting up cars and running them to recharge the battery. Alas, this might be doing the opposite of what you might hope. Battery life drops dramatically whenever a battery is let to run low.

Even when your car is turned off, small electronics continue to run - the clock, the door locks, the alarm system, etc. This slowly drains your battery. Allowing the battery to get low, and then having Irving start it - further draining it - means you are deep cycling the battery - reducing its life expectancy. And at idle a car will have to run for at least an hour to recharge - wasting gas and filling the garage with fumes.

A much healthier solution is to put cars on a float charger that keeps the battery topped continuously. This can extend the life of your battery potentially by years. A float charger costs about \$25 USD. Give a holler if you want to purchase one of these for your vehicle and we will arrange a bulk purchase. Irving is now familiar with how to hook these up for you while you are away and will be happy to take care of it.