

## **President's Report 2008**

As another year comes to a close it is time to review activity and update owners on the current situation regarding our Community.

### **FINANCES**

After a difficult year the Community remains in a healthy financial position with the reserve fund currently at 35,000 euros.

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Collection of community fees remains a constant challenge with the same persistent offenders refusing to pay for as long as they possibly can. The outstanding amount for the final quarter of the year was 24,248.55 euros at 1 September 2008. Please remember you cannot vote at the AGM unless your fees are paid to 30 September 2008.

### POOLS & GARDENS

For some considerable length of time there had been problems with floor tiles lifting in Pool 2 (Rear of Block 8). It was decided this year to bite the bullet and carry out the necessary repairs. As so often happens, when the damage was investigated it was more serious than originally thought and so the decision was taken at the end of January to lay a completely new floor. The old tiles were completely removed, reinforcing grids were laid which were then covered with concrete and then new tiles laid at a special price negotiated with Salva Piscina of € 12,000. This repair could not be funded from the Operating Budget because of its unforeseen nature and therefore was taken from the Reserve Fund. At the same time a major leak was discovered in the pipe work which was also repaired, and new, larger shower trays were built and new showers, with push button controls, were installed, thus preventing water leaks and wastage. The intention was to replace the showers at all the pools from the reserves, but because of the cost of repairs to Pool 2, shower replacement to Pools 1 and 3 has been postponed and will hopefully be carried out next year.

Our pools have always been a major drain on resources for a variety of reasons and additional work has therefore been carried out to try to minimise problems in the future. Leaks have been repaired to Pool 1 (Rear of block 2) which also was re-grouted and cleaned while it was empty, Pool 3 (Rear of block 4) was repaired and the whole filter system with sand was replaced, pumps to remove excess water installed in all 3 pump houses as well as a new pump in the water deposit and filters have been replaced as and when necessary. The entrances to the pool toilets now have non-slip tiles and all the toilet doors and pump house doors have all been re-painted. We still do not have the necessary opening licenses in place for the pools and this forms part of the on-going court case against Seven Hills.

Because of the huge expenditure on the pools I gave instructions to everyone, including our gardening company, that no money was to be spent on anything other than essential items. This has naturally resulted in less money being spent on new planting but our gardens are still looking fantastic and are, I believe, maintained to a very high standard.

### GARAGE DOORS AND MAIN GATES

One other area where we had no choice but to spend unexpected amounts of money was on major overhaul and repairs to the garage doors and main gates. Once again we are having to deal with problems caused by inferior materials being used in construction. Motors to the garage doors will eventually need to be replaced but I took the decision to do this as and when needed. Remote controls can now be obtained from Openmatic, Avda. De Mijas and they have the facility to deactivate the remotes when people move out and don't hand over remotes to new owners/tenants. Over time the old remote controls will fail to work on the garage doors and owners will therefore eventually have to replace them.

### RUBBISH BINS

Once again this year, and particularly through the busy summer months, we have had major problems with rubbish disposal. During the week the gardeners empty the bins twice a day and at weekends we pay someone to empty them. This is a job no-one likes doing and it is made worse by the fact that some people refuse to ensure their rubbish is placed in bags which are securely tied. The rules request this along with the request that rubbish bags are not left on the ground next to the bins but these most simple things seem to be too much to ask of some people. We came very close this summer to the weekend bin emptying being withdrawn because of the filth that was having to be dealt with. Personally I would like to see the bins gone altogether and for everyone to have to take their own rubbish to the large containers outside the main gates. I think the block bins are unsightly and smelly and spoil the look of our beautiful urbanisation. But, if they are to remain, then I for one certainly don't want to have to look at other people's rubbish piled high or dumped on the ground and I am sure there are many who agree with me. The unsatisfactory situation regarding the large bins outside the main gates is an item which will need to be addressed by the Macrocommunity once established.

### CLEANERS

Nati, one of our cleaners who had been with us since we took over from Golf Valley, was suffering medical problems and as a result we negotiated a settlement payment and cancelled her contract with the Community. A replacement cleaner – Sandra – has been with us during the busy summer months on a temporary contract which finished the first week of September. This means that we currently only have one full time cleaner – Lola. I am reluctant for the Community to directly employ another cleaner as we have now had problems with two cleaners, both of which we have had to pay settlement amounts. The cleaning rota has been amended to enable Lola to do the best that she can on a day to day basis and the

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intention is to bring in temporary staff as and when needed, for example when light fittings or other major cleaning jobs need to be carried out.

### WATER METERS

Work required by Mijas Agua has finally been completed to enable individual water meters to take effect from 1<sup>st</sup> October. The work was fairly extensive and involved installing new pipes and meters which are housed to the right of the main gate as well as additional works in the main water tank storage area. All 126 individual meters had to be identified and labelled and the work was carried out with the minimum of disruption by our security guard, cleaners and gardeners who all pitched in to help and who got the job done quickly and efficiently. We have a great team of people all working together in Phase 1 which contributes to so many things in so many ways.

Owners should have received instructions from Intercala about setting up their individual water contracts which needs to be done before 30 September 2008.

### MANCOMMUNIDAD

Progress has finally been made and the Mancomunidad will be constituted to take effect from 1 October 2008. From that date the Junta de la Compensacion will relinquish all responsibility for the common areas. At the moment it is too early to know what the contribution of Phase 1 to the Mancomunidad will be although provision will be made in the proposed budget for 2008/2009.

### CATS

In April we held an EGM to discuss, amongst other things, the problem with increased numbers of domestic cats being allowed to wander freely in the community gardens. At that EGM owners voted to take legal action against the relevant cat owners who are contravening the Law of Horizontal Property. Following the EGM one owner re-homed his cat and another owner moved taking his two cats with him. The 'problem' cats which remain belong to long term renters and in spite of requests made to them and the owners of their apartments all refuse to keep their cats inside. Legal action has not yet commenced.

### LONG TERM RENTERS

It is very apparent that some owners who choose to rent out their apartments on a long term basis seem to abdicate all responsibility to this Community. Maybe it is a case of out of sight, out of mind and as long as they continue to receive their rent, they are happy. They choose not to attend Community meetings and not to vote. However, these owners presumably have a desire to maintain the value of their investment as we all do. It is for that reason alone that they should be even more concerned about what goes on in this Community and if it is their tenants which are causing problems they should be dealt with by the property owner and not be left to someone else to do their dirty work. Long term renters have the same rights as owners to enjoy the benefits of the community in which they live, but they also have the responsibility to respect our community and its rules and that should be impressed upon them by their landlord and enforced. By the same token their landlords also have to bear responsibility for the consequences of the actions of their tenants. If you are one of these owners I hope this has given you something to think about and that maybe you will change your ways.

### ELECTION OF OFFICERS AT AGM

It is always a shame when a minority spoil things for the majority as so often happens and it is particularly because of problems with long term renters that I have decided not to stand for re-election as President at the AGM in October and, in fact, not to offer myself for election of any post on the Governing Board. I have simply had enough abuse, threats and anonymous intimidating actions directed at me personally particularly by this minority group. I am very proud of what has been achieved since we wrestled the community from the clutches of Golf Valley in 2004 and I have worked very hard, along with Horst Erbacher and Mike Howarth, to improve and maintain our Community and its financial position. I also think that someone else now needs to take responsibility and make a contribution. Horst Erbacher, for similar reasons, has also decided not to stand for election as President. Of course, both of us are willing to help the new Governing Board in the transition, if and when needed. So, if you are prepared to offer yourself to stand as President or Vice President please contact myself, Horst or Intercala. Please remember that someone has to take the job on and if no-one volunteers then a random selection has to take place and if you are chosen you have to do it! The AGM will take place on Wednesday 29<sup>th</sup> October 2008 at Hotel Tamisa Golf.

Patti Senker  
President – Phase 1  
September 2008