

## Annual Report 2005

With the AGM fast approaching I felt it may be useful to recap on what has been achieved over the last 8 months since the present Governing Board received the handover of documents from the previous administrator, Golf Valley We have, in place, what we consider to be a great team of gardeners, cleaning ladies and security guards. They have received very positive comments for their work and their friendliness from many owners. We think they do a very good job for us.

- Community fees were reduced by almost 18% on the previous year
- After long discussions, Seven Hills, the developer finally agreed to put right a serious water drainage problem that caused significant damage to Block 4. This repair, together with the reconstruction of the pool in the back of Block 4 included the rebuilding of the gardens around the block.
- We negotiated a refund from Seven Hills to the community of almost € 15.000, -- for fees charged incorrectly to the community in 2004.
- All garages have finally been fitted with sensors at the garage doors to prevent the doors from closing if a car is still under it, this way eliminating a significant security hazard. This has also been done at the cost of Seven Hills.
- All garages have been fitted with light sensors to switch the lights on only when needed. Not having them on 24/7 as in the past has made savings on our energy bill.
- Charges for security services were significantly reduced
- The charges for the internet connection were reduced in negotiations with Satel by 20%.
- The service fee for our elevators from Schindler was also reduced.
- We were able to significantly improve the mail system so that the mail is now delivered to our guardhouse and distributed by our cleaning ladies
- Although we were only really able to work on overdue payments after the EGM on February 11, 2005, we have, together with our lawyers and Intercala, reduced the outstanding community payments from those particular owners who owed € 75000, - as of January 1, 2005 to

€ 26.200,- as of June 14, 2005. Work to collect all outstanding community fees obviously continues on a regular basis.

- Substantial planting in the gardens has taken place after the long and cold winter did some serious damage to the plants. Many improvements and new plantings have been made in many barren areas of the community. This is, of course, an on-going undertaking
- The ecological sun-rubber mat heating system for the big pool has been made really operational for the first time. This reduces the operating time for the 2 heat pumps from 24 hours previously to about 3 hours a day in average, a substantial energy saving and reduction in noise levels although some noise protection may be necessary in the future.
- All 3 pool houses had to be electrically and mechanically refitted to allow safe operation and use of the pools. Many more repairs and minor improvements have been made to the fences, the pool lights and signs, the intercom, the guardhouse, the position of the notice boards etc.
- Several television channels were added to complement the program. The system now includes a children's channel and a nature channel (Nickelodeon and National Geographic) together with Sky One.
- A major effort was spent on providing a state of the art website for owners providing information about our community, our neighbours, the state of the community, worthwhile information about the area and services etc. and, last but not least, a communication forum, which for the first time in our history allowed the Board to communicate news to the owners and for the owners to communicate wishes and potential problems easily to the Governing Board. If you have not signed up yet we would appreciate you do so under [www.lacalaowners.info](http://www.lacalaowners.info)
- Major improvements were made to the central square including a total renewal of the square surface

These items detailed above are the major improvements made in a relatively short space of time. There are, of course, problems which arise on a daily basis which need to be dealt with. Most of these problems owners remain blissfully unaware of but, rest assured, that your Governing Board do work tirelessly to ensure that situations are resolved as soon as is feasible.

We are looking forward to see you at the AGM, but in case you will not be able to come would you please give your proxy to an owner or neighbour of your choice or, of course, to any member of the Governing Board