



NEWSLETTER ALTOS MIRAFLORES

Altos Miraflores, Ctra. Cádiz km 199, 29649 Mijas Costa, Málaga, Spain. www.miraflores.com

Dear Altos Miraflores Owners

At the time of putting together this Newsletter, we are experiencing a long very hot period of weather which has caused a number of problems like hill fires and some water problems. Despite these matters, I know that those of you who are at Altos Miraflores are enjoying the summer with us together with your family and friends.

This Newsletter is a summary of the works and events within our Community Altos Miraflores and is intended to give you an overview of Community matters since our last Newsletter of March 2005.

Hopefully you will be able to attend our forthcoming Annual General Meeting to be held on the 30th September 2005.

May I again remind you all that the AGM is where we discuss Community issues only.

Owners who still might have outstanding matters relating to the purchase of their property, should write or contact directly the promoter Miraflores Developers SL.

We will conclude the AGM meeting with our traditional Community lunch at Club Miraflores Restaurant.

We are looking forward to seeing you all.

Kind regards,

Ron Phillips
Community President
Altos Miraflores



IMPORTANT NOTICE:

We kindly advise you, that in accordance to article 16.2 of the Law 49/of 18th of March 1999, those Homeowners who have not fully paid the Community Fees as required, will be deprived of voting at the AGM.

If you are in any doubt call the Community Office on Tel. N°:

(+34) 95 293 2699

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COMMUNITY BOARD 2005

- ♦ **President:**
Ron Phillips
- ♦ **Vice President:**
Ole D. Sigurdsson
- ♦ **Secretary/Administrator**
Salvador Cordero
Salcosa
Administraciones S.L.
- ♦ **Garden Committee**
Patricia Phillips
Pat Creech
May-Britt Mazur
Anke Petersen
Jayne Waburton
Brian Collier
- ♦ **Head Gardener**
Miguel Moreno
- ♦ **Technical Consultant**
Arsalan Nahavandi

YEAR 2005 AGM

Please note the official call to the 5th AGM of Altos Miraflores with the following details;

YEAR 2005 ANNUAL GENERAL MEETING

Friday September 30th. 2005
First call 10.00h
Second call 10.30h

Meeting held at:
Centro Miraflores
Community lunch at:
Club Miraflores

All the relevant documentation and accounts are enclosed. If you are unable to attend, please forward IMMEDIATELY the Proxy Form to the Community office and complete as required.

You can also forward your Proxy Form by Fax to the Community office on fax number; (+34) 95 293 2976.

For our records, please forward the original signed Proxy Form by separate mail.

THE COMMUNITY OFFICE

The Community office of Miraflores is located on the ground floor of the building known as Parque Miraflores situated on Calle Dalia.

The office is managed by the administrator Mr Salvador Cordero, together with his support team. They can be contacted on:

Tel (+34) 952 93 2699
Fax (+34) 952 93 2976

COMMUNITY MATTERS

Report by Ron Phillips, President

This year our aim was to complete all outstanding work putting in place improvements to areas where owners felt that what was already there, needed to be further enhanced.

For example protective fences around the pool areas, control systems for the sun beds, garden lighting, extra planting, repair to roads etc., would keep up the high standards that rightly we the owners wanted to be maintained.



As most of these improvements were one off jobs, I am pleased to report that these works were completed and paid for without overspending the budget set for the budget year 2004/5.

As these improvements are now in place, all it now requires is for these areas being maintained within our ordinary proposed budget set for the year 2005/6.

In continuation please find my annual report of Community Matters.

GARDENING

By using the extra gardener, as agreed at the last AGM, we have been able to maintain and complete all planting, which now means that from this year on, we can commence to enjoy the results of the work that has been done.

The gardening committee are working well with the gardening staff on a daily basis. The outside planting around the wall is now beginning to take off, due to the fact that we no longer have so many cars parked on the pathway areas. All gardens are now installed with their own lighting systems.

SWIMMING POOLS

To-date we have not had any pump problems and all pools are fully in use. To up-grade our safety commitments, all the pools were checked, missing tiles etc. replaced, water outlets and lighting equipment checked - and all the correct signs and notices are now in place.

The law does not require our Community to hire a life guard, but it is very important that owners and their guests strictly observe the rules placed around the swimming pool areas.

SUN BEDS

The new arrangement introduced to control and secure the sun beds is working well. This year we have not

had to replace any sun beds.

The card system is also working well. Remember if you have not got your sun bed cards these can be obtained from the Community office. Two cards are issued free of charge per apartment while extra cards can be purchased.

"it is very important that owners and their guests strictly observe the rules placed around the swimming pool areas"

If you are renting out your apartment remember to leave out the sun-bed cards. Only Owners can obtain the free cards or purchase additional cards.

MAIN WATER SUPPLY

We again have had problems with the water supply. Those of you at Altos Miraflores during June/July will well remember the lack of water for many hours.

During the past few months a number of meetings have taken place and we have invested in a temporary improvement in our water installations. Albeit we as a Community, do need to look at the future and make a decision to install our own emergency water tanks.

I have asked for costing and have included this item to be discussed at this year's AGM.

Ole Sigurdsson, our Vice President and the President of the Grand Community Riviera del Sol Phase V, will be updating us via his report in this Newsletter, with regard to the problems with the water supply as well as other related matters.

REFUSE;

A reminder to you all as stated in our September 2004 Newsletter. Now that more people are coming to Altos Miraflores there is a greater need to use the bin areas properly.

We have increased the number of bins, but unfortunately excess rubbish is not being put into the bins. Open bags of household food rubbish is left untied on the floor resulting in an increase of flies and other pests.

To assist the cleaning staff, heavy bulk rubbish should be taken down to the main bulk store areas which are along side the main entrance gate at Phase I as well as by the entrance gate of Building VIII.

At weekends when the bins are full and no staff are on duty, all rubbish should be taken and placed in these main bulk bins storage areas.

Your co-operation to keep our community clean and tidy will be greatly appreciated by your neighbours as well as reduce our maintenance cost.

continued next page.....

Community matters continued.....

SECURITY

I am pleased to report to-date that our security arrangements are working well. No reported break-ins, no attempted break-ins, no cars stolen, no garages or storage areas broken into.

This compared with the TV reports being shown in the UK and reports of problems elsewhere in Communities in Spain is very good news.

To maintain this high level, owners and their guests have still to play their part, - always lock your front door, don't leave unattended windows open - don't leave your valuables on display - don't leave cars unlocked or car windows open - shut always garage doors and security gates - report immediately any suspicious characters to the security staff.

In the event of an emergency, use one of the 3 Red Call Boxes as per instructions displayed on these boxes and give details to the security guard. Please don't be a hero, let the security guard sort out the problem.

GATES & GARAGE DOORS CODES

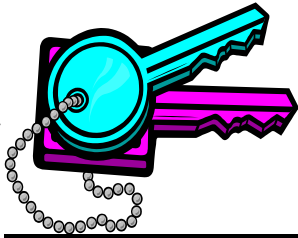
We are still having problems with the garage door at Building VIII. Instructions have been put up, regarding how to manually open the garage door, if needed. We are looking at the costing to replace or fit some other type of garage door, maybe a pair of gates? For up to date access codes, please check with the Community office.

ACCESS TO YOUR APARTMENT

I have included this item again in this Newsletter. Owners are requested to authorise the Reception at Club Miraflores to provide the key to their property in the event there is a situation of emergency and/or a requirement for maintenance or service.

Most of our owners have provided the reception with this authorisation, how-

ever there are still owners who have not yet complied and a few have not even left their keys at the reception. We kindly remind you, that the Statutes of the Community requires that in case of emergency, you are obliged by law to give access to your property.



The statutes of the Community requires access to your apartment in case of emergency.

PARKING & CARPORT

With more people arriving, car parking is becoming a problem. Under next years maintenance programme, I have requested that parking spaces and no parking areas be clearly marked out..

During high and peak seasons, owners of garages and car-ports are kindly requested to use their allocated areas in order to leave the open parking areas within the community available to visitors and guests.

Owners leaving cars parked in areas marked "No Parking" will be reported. Remember the "No Parking" areas MUST be kept clear at all times to allow access to emergency vehicles. In the event of lack of parking spaces, guests and visitors may have no other option than to park outside our Community on the public roadway.

LIFTS

This year we renewed the lift maintenance contract to cover weekends and holidays. By law we can only operate the lifts when fitted with telephone links, and currently we are having to use mobile phone links. To-date 44 calls were made using the mobile phone.

If you are stuck in the lift, then please follow the instructions as displayed inside the lift cabin.

Please report immediately to the Community Office any problem with regard to the lift. Out of office hours, please make your report to the Reception at Club Miraflores.

COMMUNITY TV

In our March 2005 Newsletter, I updated you with the information regarding two TV systems available here at Altos Miraflores. I am informed that Owners signing up for the new Norwegian TV are very pleased with the service provided by HANSI.

For information of cost and installation to receive additional satellite channels, please contact HANSI on telephone: (+34) 661 910 740.

THE COMMITTEE

During the last 12 months we have continued to maintain our Community to a high standard, but as stated in last years report, we are well aware that further improvements are constantly required. We welcome any suggestions on ways of improving our Community, but remind all that our aim is to keep within the budget set by you the owners.

"Remember the No Parking areas MUST be kept clear at all times to allow access to emergency vehicles"

May I on your behalf thank our Vice President Ole Sigurdsson for both his support to this Community as well as for the work currently being carried out by him as President of the Grand Community Riviera del Sol Phase V.



Frequent meetings with the Vice President and the Committee facilitates solving problems and plan for further improvements.

May I also on your behalf thank our Committee members; Patricia Phillips, Pat Creech, Maj-Britt Mazur, Anke Petersen, Jayne Warburton, Brian Collier.

And not forgetting our Secretary / Administrator Mr Salvador Cordero and his dedicated team.

From me to you all, a big thank you

Ron Phillips
Community President



RIVIERA DEL SOL PHASE V

by Ole D. Sigurdsson

Riviera del Sol consists of 3,2 million sqm. land area divided into nine phases. Altos Miraflores is included in the fifth phase of Riviera del Sol which is the largest of the nine phase of over 730.000 sqm land with 37 Micro Communities. As the President of this Grand Community, I have taken on the task to over the next few years, convert this important Community area with priority on quality and safety while creating a pleasant living environment. All obviously within the restriction the budget. Below a short summary of the improvement work carried out and some of our planning.



"in a community cleaning must be given absolute and maximum priority"



"we have already planted over 340 trees and 1,4 km grass on sidewalks"

For further information please ask the Community Office for the 2005 Newsletter of Riviera del Sol Phase V.

ROADS

As you may have observed, over the past 12 months some surface improvements of our roads has been carried out. However major road repairs will naturally only be possible once the construction works on the current three building sites terminate by the end of 2006.

What is a real worry, is the danger of the access road C/Esmeralda (the road passing the "Golf Academy"). Far too often near miss collisions occur due to high speed vehicles together with the crossing of golfers, - as well as access and exit to our community at C/Rubi. However there is little we can do directly, as this road area is not within our community but forms part of Phase IV. We have discussed this important matter with the President of Phase IV and have been advised that speed bumps and signs will soon be installed to slow the traffic. Please be specially careful when using this road.

ROAD SIGNS

All road signs have been installed as well as two large maps at the entrance of the Community. Unfortunately one of the large maps did not last long due to being constantly hit by golf balls. We have had to replace the maps with others of more resistant materials. All unauthorised signs in our community have been removed and I hope you are pleased with this improvement and it now makes it easier for your guests and visitors to find your address.

GARDENING

70% of the plantation of trees and grass along the roads of our community has been completed together with the installation of an irrigation system with the water supply taken from wells.

We have already planted over 340 trees and 1,4 km grass on the sidewalks and furthermore recently completing the plantation work of the slope C/ Rubi and C/ S. Ballesteros (by building VIII). Over the next few years these newly planted trees will grow tall and create a pleasant view of our streets. The plantation of the re-

maining areas will be carried out during 2005/06 which includes the entrance road.

CLEANING

Over the past 12 months we carried out twice a general cleaning of our streets and sidewalks. During the month of August and September we have contracted a company to carry out major cleaning works costing the community over 8.000 Euros. As far as I am concerned, in a community cleaning must be given absolute and maximum priority.

WATER

As reported in the Newsletter of March 2005, the water service installations of our water supplier Riviera International SA is very deficient and we have all had to suffer the consequences.

The good news is however that within the next few months the water supply service is to be passed to the company ACOSOL. This company is also providing water to Miraflores, and over the past years we have not had even one cut in our supply.

FUTURE PLANS

I called for an informative meeting of all the Presidents, Vice Presidents and Administrators of the nine phases of Riviera del Sol. This first informative meeting took place on the 14th of July and the intention was to create a collaboration between all the nine phases in order to improve the current infrastructure and make savings where possible. Furthermore, if all these nine phases spoke with a single voice, we would be more effective when dealing with local authorities.

The meeting was successful and we agreed to study the possibility of creating a single Master Community of all the phases of Riviera del Sol which should be far more economical and effective with regards to the maintenance of the complete infrastructure. Further meeting is planned for Sep/Oct 2005.

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NEWSLETTER

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EMERGENCY WATER TANK PROJECT

Map showing the areas and the pipe installations for the proposed emergency water tank under building VII as detailed and described below including its cost.

Item for AGM Discussion

ITEM 1: Providing emergency water storage tanks

- (1) Over the last two years we have had problems related to the water supply
- (2) A number of meetings have been held
- (3) Temporary modifications have been made to improve the current supply.
- (4) Further installations are recommended to improve the future water supply.

RECOMMENDATION:
TO INSTALL WATER EMERGENCY STORAGE TANKS BELOW BUILDING NUMBER VII.

Suggestion that we hold up to 48,000 litres of water for emergency use only at ALTOS MIRAFLORES

PROJECT:

A) The installation under Building number VII of 4 pre-fabricated approved safe water deposits of each 12.000 litres = total 48.000 litres, including the connection devices of dimensioned feed pipes and exit pipes.

B) The installation of connecting dimensioned pipes, including the use of the current temporarily installed pipes, from the existing main water tank of Riviera del Sol, to the pre-fabricated deposits under building number VII as well as connections to the pump station installed in the independent Garage building by Phase I:
TOTAL COST:

A)	€ 11.924
B)	€ 8.930
Sub total 1:	€ 20.854
Technical consultancy :	€ 625
Sub total 2:	€ 21.479
16% IVA:	€ 3.437
GRAND TOTAL:	€ 24.916
(+/- 3% contingency)	

The cost of the installation paid out of the reserve fund and repaid back over a budget period of two years, equal to 12.458 Euros per year - or 4,4% of the ordinary annual Community Budget.

The Board of Altos Miraflores highly recommends that the meeting approves the proposed installation of an emergency water storage.



Drought and Water shortages are envisaged on the Costa del Sol over the next 3 to 4 years.