

NEWSLETTER ALTOS MIRAFLORES

**Altos Miraflores
Club Miraflores
Ctra Cadiz Km 199
29649 Mijas Costa
Malaga, Spain**

Web: www.miraflores.com



Dear Home Owners,

YEAR 2006 AGM

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YOUR COMMUNITY BOARD

President:
Ron Phillips

Vice-President:
Ole Sigurdsson

Secretary/Administrator
Salcosa Administración SL
Salvador Cordero

Garden Committee:

Patricia Phillips
Pat Creech
Maj-Britt Mazur
Anke Petersen
Jayne Warburton/
Brian Collier

Head Gardener:
Miguel Moreno

Technical Consultant:
Arsalan Nahavandi

As I write this news letter for our September AGM, those of us that live here are enjoying the long hot summer evening and lazy days. August busy with holiday makers both here and along the coast. To those of you who have spent time here over recent month, it is always nice to meet you and your friends and family. The Community at last has that feel of one big family lots of friendships have been formed owners can now sit around the swimming pools taking and discussing on first name terms making suggesting how they would like to see continuing improvements made to our community

I have listened to your suggestions and intend to list a number of these on our agenda for our AGM this September. Within this news letter we will also up-date you on works and events that have taken place since I last wrote to you in March 2006.

Hopefully you will be able to attend our forthcoming Annual General Meeting to be held on the 29th September 2006. May I again remind you all that the AGM is where we discuss Community issues only.

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

We look forward to seeing you all.

Kind regards,
Ron Phillips
Community President

Please note the official call to the 6th AGM of Altos Miraflores with the following details:

Friday September 29th 2006,
First call 10:00h, Second call 10:30h
Meeting held at; Centro Miraflores
Community lunch at; Club Miraflores

All the relevant documentation and all the 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) 952 93 2976. For the record please forward the original signed Proxy Form by separate mail.

THE COMMUNITY OFFICE

The Community office of Altos 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
Email: info@salcosa.com

.....
We kindly advise you that in accordance to article 16.2 of the Law 49/of 18th 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 : (+34) 952 93 2699
.....

COMMUNITY MATTERS by Ron Phillips

WATER

Albeit the water decree was lifted on the 1st June 2006, Spain still has a water problem and a number of restrictions are still in place - water levels of 40% have been recorded. Warning have been issued that during the months of July, August and early September as many as 8 million people could be enjoying their summer holidays here and across Spain. We have therefore had to review the amount of water used here at Altos.

Thankfully the installation of our own tanks has resulted in only having water cuts for a few hours rather than days. To-date we have had water problem only when the water company have had pumping problem in the Riviera del Sol area. During these time we can supply up to seven days of water from our four tanks based on approx. 25% of the apartments are occupied.

Discussions are currently underway with the various water companies to continue finding long term solutions to this very important item. The President of Riviera del sol V, will up-date us in his report in this Newsletter.

I am pleased to report the installation of the water tanks was well with-in the budget set. We were able to meet the full cost and do not need to ask for any increase to the Community charges.

GARDENING

Its has been a very difficult year for the Gardeners / Gardening committee, due to the water decree set by Antonio Leal, President of Cuenca Sur Mediterranean (department responsible for all matters concerning water) his office issued a drought decree on the 02/11/05. The decree notice was not lifted until the 1st of June 2006.

Since the lifting of the decree, the gardeners and the committee member have been working hard to restore the gardens back to our agreed high standard.

A number of you have pointed out that property purchased with sea ,golf, garden views are being restricted by the trees that have been planted over the recent years in front of blocks I to V and block VII. I have set up a

meeting with the Community office to discuss with the head gardener Miguel Moreno and the Garden Committee, a program of work. If permission is granted we can thin out the trees, although it must be noted that the trees within the Community area form part of our own budget. Before we start cutting back trees we have got to agree ownership. A report on this issue will be given at our next AGM

I have passed on our thanks to those owners who have taken over the planting boxes on the main walkway and have provided flowers and bushes without cost to the Community.

SWIMMING POOLS

Please to report that we were able to keep our pools in use during the water decree. Other Community around were unable to clean or refill their swimming pools until the 1st of June.

One of the proposals on this years agenda is to up-grade the hygiene and safety standards set by the EU regulations covering swimming pools. I will give you more detail under this heading at our next AGM

Please note;

Its is very important that owners and their guest strictly observe the rules placed around the swimming pool areas!!

SUN BEDS

The agreement for controlling and securing the sun beds is still working well. If you are renting out your apartment, remember to leave out the sun bed cards issued to your apartment. Only the Owner can obtain the free cards or purchase additional cards.

REFUSE

With more people using the apartments during the summer, this increases the amount of rubbish being left in the refuse areas. To assist the cleaning staff, all heavy bulk rubbish should be taken down to the main bulk stores.

At weekends when the bins are full and no staff are on duty, all rubbish should be taken down and placed in the bulk store areas. Your co-operation to keep our Community clean and tidy will be greatly appreciated by owner who over look these areas, as well as reducing our maintenance cost.



COMMUNITY MATTERScontinue

SECURITY

Pleased to report to-date the security systems now in place are working well. To maintain this high standard, owners and their guest 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 car unlocked or car windows open - when not in use keep garage doors shut - make sure security gates close - only pass on the code number to family or your guests – report immediately any suspicious characters to the security staff by using the red boxes, or advise one of the committee member, or inform the reception staff at Club Miraflores.

I am advised that some owner have not installed the alarm system to their property. This is an option provided by FRANJUS SECURITY and for owners who's apartment is left empty, this could be a very valuable service. Should an attempt be made to break in-to your property or if some body tries to use the wrong door alarm code, this intrusion is radioed directly to the call centre and a alarm will be activated and the guard will arrive within few minutes. Also included in this package is a fire & smoke alarm system fitted in the kitchen. For detail about this service Tel: (+34) 952 82 3537 or contact the Miraflores One Stop Service at Club Miraflores.

ACCESS TO YOUR APARTMENT

I have been asked again to include this item in our news letter. ***We kindly remind you of the Statutes of the Community requires that in a case of emergency, you are obliged by law to give access to your property.***

All owners are requested to supply a key to their apartment and give written authorisation to the Reception at Club Miraflores to use this key in the event there is a situation of an emergency or a requirement for maintenance of services.

Most of our owners have provided the key and the authorisation, how ever there are still owners who have not yet complied. If you are an owner and want to register your key, please contact the staff at Miraflores One Stop Service with offices at Club Miraflores.

BUILDING ALTERATION

In the March News letter 2006 we included an item covering modifications this includes any changes that affect the out side structure of the buildings. Unfortunately this year I have had to serve a Stop Notice where work being undertaken was being carried without authorization and with total disregard to the Community by-laws.

All modification work which includes the following; Terrace glazing systems, Pergolas, Trellises, Blinds, Hot tubes, Jacuzzi etc... an written request for authorization of the proceeding to carry out any modifications have to be logged with the Community Office. Any alteration must follow the agreed design, type, materials and colour laid down by the Community and other important rules. Request for alteration must furthermore include plans/drawings and specifications.

NO materials or orders should be purchased or placed until authorization is given in writing by the Community President. The reason for applying these rules is so that the appearance of the building is not spoilt by fitting of diverse types of window glazing units, blinds colour pergolas, trellises, and the structure of the buildings are not modified.

Above rules also applies to those owners who have erected TV dishes without authorization.....

YEAR 2006/2007 COMMUNITY BUDGET

At our last AGM we set a budget of Euros 287.182. With the agreement of you the owners I am proposing that any increase for the year 2006/07 will be absorbed within the budget set therefore re-setting a budget of Euros 287.182 which means No increase to service charges for the next budget year.



COMMITTEE

During the last year we have had our problems but have been able to continue to maintain our Community to a high standard. As stated in previous news letters we are well aware that further improvements are constantly required. We welcome any suggestions on ways of improving our Community, but remind you all that our aim is to keep within the budget set by you the owners at the AGM.

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

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

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

From me to you all, a big thank you.....

Ron Phillips

Altos Miraflores Community President

RIVIERA DEL SOL PHASE V

By Ole D. Sigurdsson

As the elected President of the Grand Community Riviera del Sol Phase V, of which includes Altos Miraflores, I wish to give you the following report of the activities and planning of the restoration and maintenance of the community areas of this important phase of Urbanization Riviera Del Sol.

THE COMMUNITY

The Grand Community Riviera del Sol V covers a total area of over 730.000 square metres. The members and developments which forms part of this Grand Community are:

01. Altos Miraflores - completed
02. Royal Golf Garden - 80% completed
03. Island of Riviera Golf - 60% completed
04. Golf Club Miraflores - completed
05. Mijar Golf House - completed
06. Milenium - completed
07. Miraflores de Riviera - completed
08. Sea Flower Miraflores - completed
09. Miraflores Del Golf - 10% completed
10. Rinconada Miraflores Golf - completed
11. Isla Miraflores III - construction stopped
12. Isla Miraflores II - completed
13. Isla Miraflores I - completed
14. Green Hills - completed
15. Las Olas - completed
16. Las Lomas De Riviera - completed
17. Flores de Riviera - completed
18. Los Mijares - completed
19. Villas De Riviera- various private villas
20. Rincon Del Golf - completed
21. Golf Garden Miraflores - completed



WATER SUPPLY

Our mayor concern is the current installation for water supply as well as the state of repair and maintenance of same.

Although most Micro Communities such as Altos Miraflores have improved their installations to reduce the shortage of water, one must take into account that in many areas of Riviera del Sol, there are still buildings built as well as many properties not yet occupied. Once these properties are completed and occupied, I am of the opinion that the current installations are far from sufficient to provide the needed amount of constant supply of safe domestic water.

The good news is however that I have been informed that the official water board ACOSOL will in the very near future take over the responsibility of the water supply from the current supplier Riviera International SA. ACOSOL being the largest water supply company on the western Costa del Sol have the economical means to improve the current installations.

ROADS & SIDEWALKS

As you know, one of priorities are to up-grade the roads and sidewalks. The roads are now regularly cleaned and most of the none concrete sidewalks have been planted with grass and trees.

The sprinkler system to water the grass and trees are connected to a well within our phase which contains water un-suitable for human consumption. Consequently we have a constant supply of water at a very low cost.

There are still areas such as Calle Jose Maria Olazabal and Calle Jose Rivero where there are ongoing construction works. We expect that the buildings in these areas to be completed over the next 2 years which will then allow us to finish the improvement works in above mentioned two streets.



SEWERAGE

Another mayor concern is the main sewerage installation of our Grand Community. Our main sewerage pipes have two connection outlets. One is connected near the entrance of Riviera del Sol Phase II while the other connection is via the sewerage pipes of Urbanization Torrenueva.

The connection to the Torrenueva sewerage has completely collapsed and the sewerage pipes totally blocked, resulting a overflow to the surface area.

To repair and improve this installation is very costly as the whole pipe and manhole installation needs to be redone. Our hope is that once ACOSOL takes over the water and main sewerage installations they will invest sufficient funds also in this area.

ITEM 5 - FOR AGM DISCUSSION

5.1) Agreement to up-grade chemical and hygiene control in all three swimming pools.
The cost to carry out this work is approx 6000 euros. Once the work is carried out each pool will meet the EU directive on pools maintenance. Some saving will be made on chemical currently used.

5.2) Agreement to review and introduce a lighting efficiency saving system.
By fitting low energy light bulbs which in its self will reduce lighting cost.
Investigating ways to reduce the number of lights that need to be on at any one time.
Review maintenance contract. These items together should reduce costs and provide savings.

5.3) Agreement to thin out the trees (report will be given at the AGM)

5.4) Agreement to prepare two year paint redecoration program.
I have asked the Administrator to set out the terms and conditions to go to tender so that we can set time scales and dates when this work can start.

5.5) Agreement to look at the cost of facing the outside wall with slate as part of the redecoration program.

5.6) Reconfirm the Altos Miraflores Community Bye-laws covering no pets etc.

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CLUB MIRAFLORES

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T ELEVATION

The board of Altos Miraflores Community is responsible for the Community Television and TV channels are made available subject to what is technically and economically viable.

COMMUNITY TV CHANNELS LISTING AUGUST 2006

ENGLISH

01. CNN
02. CNBC
SPORT
03. Eurosport
04. DSF

MUSIC

05. VIVA 1
06. VIVA 2

FRANCAIS

07. TV 5

DEUTSCH

08. Das Erste
09. ZDF
10. 3 SAT
11. RTL
12. RTL 2
13. Super RTL
14. VOX
15. Kabel Eins
16. Sat Eins
17. Prosieben
18. Bloomberg
19. Tele 5

ESPAÑOL

20. TVE 1
21. TVE 2
22. Antena 3
23. Cuatro
24. Tele 5
25. Canal Sur
26. Canal Sur 2

IN MEMORY OF Mr. ERIC FONE

Those owners who knew Eric and Kaye Fone apartment 43 Altos Miraflores. Eric and Kaye sold up and returned to the UK in 2005. We were sadly informed that Eric died on Easter Sunday this year. I have passed on our condolences to Mrs. Kaye Fone and family.