



NEWSLETTER ALTOS MIRAFLORES

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Your Community Board

President:

Ron Phillips

Vice President:

Ole D. Sigurdsson

Secretary/Administrator:

Salcosa Administraciones

Garden Committee:

Patricia Phillips

Pat Creech

Anke Petersen

Jayne Warburton/

Brian Collier

Co-ordinator:

Miguel Moreno

Technical Consultant:

Arsalan Nahavandi

Dear Altos Miraflores Home Owners

Welcome to Altos Miraflores all our new owners their families and friends.

This news letter for March 2007 is to continue up-date you all on the agreed project for this year 2006/07. As agreed at the last AGM, the Vice President, the Gardening Committee and I are now in the position to advise Salcosa S.L of this years project program which hopefully will resolve the current problem relating to safety and security issues.

We have listened to your suggestions and in this news letter we will up-date you on works and events that have taken place since I last wrote to you in September 2006.

Detailed in this news letter are the four main project for this year 2007/08:

- 1) Security (gates doors etc)
- 2) Lighting
- 3) Gardening / planting
- 4) Planning redecoration programs

May I again thank you all for your vote of confidence in re-electing me as your President. I hope and intend with the help of the board to full-fill all the task set out in this letter.

Once again can we remind all Owners who still might have outstanding matters relating to their property, you should write or contact directly the promoter Miraflores Developers SL.

YEAR 2006/07 BUDGET & FEES

The budget set for this current year is for 287,182 Euros no increase added on the budget for 2005/06 which was also was set at 287,182 Euros.

Albeit concerns have been raised that the community fees are to high, I am pleased to report that building up the reserves means that we are not having to increase the budget to meet the cost to carry out up-grading suggested in this news letter.

We have, as agreed at the AGM, taken legal action against owners in default. It was also agreed that the fees payment towards the budget would be paid in two instalments; the first instalment being October 2006 and the second invoice sent out in March 2007.

May I thank you for your collaboration in prompt payment allowing the Community sufficient funds to carry out its tasks and to provide the services we have budgeted for.

We look forward to meeting up with you your family and friends as well as receiving your suggestion, assisting us to keep the high standards as expected at Altos Miraflores. These communications help us all to form part of the Community working for the same goal.

Kind regards,

Ron Phillips
Community President
Altos Miraflores

COMMUNITY MATTERS

by Ron Phillips

WATER UP-DATE

During this year we change over to a new water company ACOSAL. We are please to report that to date we have not had any water problems. Acosol have taken over all the water supplies problems from Riviera International this includes managing and maintaining the main water tank here at Altos. With there management and our reserve tanks in place, unless the reservoirs run dry, our water problem should be over



Regarding matter as per our AGM minutes page 5 item 4.9:

This item has been put on hold pending a review. With both the introduction of the new company Acosol and with our four tanks installed. If there are no further problem with maintaining water supply for both the apartments and the gardens this provision for investment can be used elsewhere.

Albeit this is good news for us the Drought Decree placed in November 2005 is still in place in the city of Malaga and surrounding areas the policing of the above water Decree is carried out by the local police as well as other agents from the environmental institution.

IF CAUGHT- THE PENALTIES ARE HIGH!!

I have asked the Vice President to up-date us in his report tiled Riviera del sol V

GARDENING

Gardening is one of our key objectives for this year, due to the drought decree set in November 2005 we were unable to carry out our planting program in the spring of 2006. This year the gardening committee will be working with the contractor planting all the garden areas including the slopes with spring flowers etc.

It has been reported that this year once again Andalucia is plagued with Processionary Pine Caterpillars which are hazardous to pine trees, pets and humans.

We are informed by our local paper that Calahonda alone has over 10,000 infected pine trees

The gardening staff have been asked to monitor the pine tress planted in and around our community and report directly to the town-hall.



As per minutes of AGM page 6 item 5.3 Trimming of trees:

To-date we have not reached any agreement which allows us to trim back trees other than those that form part of our community.

It is our aim this year to plant more ivy both from the top and the bottom of the facing wall leading to Altos once the wall is covered it is proposed to introduce some colour climbers.

To those owners who have taken over the planting boxes on the main walkway and have provided flowers and bushes with-out cost to the Community I have passed on our thanks.

On your arrival at Altos should you have any complaints or suggestions regarding the gardens trees etc contact the following ladies;

Pat Phillips apt 6. Pat is keeping eye on blocks 1/2/3/4 plus car-port gardening and planting.

Jayne Warburton apt 51 is keeping eye on blocks 5/6/7/8 gardening and planting.

Both ladies assisted by Anke Petersen apt 61.

As a non gardener may I thank the gardening committee for giving up their time and for getting involved with the gardening staff helping them to active gardens that match our name Miraflores (*"Look at the Flowers"*).

SWIMMING POOLS

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. This also includes fitting in steps in both pools Phase 1 & 2.

I am discussing this issue with the President of the Grand Community (Miraflores). They are looking to up-grade all there pools the more pools the better the cost involved. I will give you more detail under this heading at our next AGM.

COMMUNITY MATTERS - continue

Please note;

Its is very important that owners and their guests strictly observe the rules placed at 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.

To-date recycling has not be introduced but I am sure it is one of the items high up on the Town halls agenda. Big items of furniture should be reported to the town-hall for special collection contact the Community office for the telephone number

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 the Club Miraflores.

I am pleased to report that to-date we have NO break-ins NO attempted break-ins - reported NO cars stolen or broken into NO garages or sheds broken into.....

We are this year looking at up-grading the security at block VIII garage doors and Phase I Main Gate.

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 building 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 these include the following;
Terrace glazing systems, Pergolas, Trellises, Blinds, Hot tubes, Jacuzzi etc.....

Agreement of the proceeding to carry out any modifications have been logged with the Community office and Miraflores One-Stop services. Any alteration must follow the agreed design, type, materials and colour laid down by the Community. Any owner wishing to carry out any alterations must put their request in writing including plans/drawings. 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 that the appearance of the building is not spoilt by fitting of diverse types of window glazing units, blinds colour pergolas, trellises. ***This modification rule also applies to those owners who have erected TV dishes without authorization .***

As agreed at the AGM we will be setting up inspections / surveys to put together a contract to carry out our 10 year plan to redecorate on a planned basis. We will advice the contractor carrying out the survey of all recorded modifications carried out by the owners we have also asked that any modification what so ever that is not recorded on our list provided are to be reported to us to action If you have carried out any improvements or modifications and have not requested permission you can put in writing any changes made to the Community office if agreed you will be given a written approval and this information will be added to our list of agreements.



BUDGET

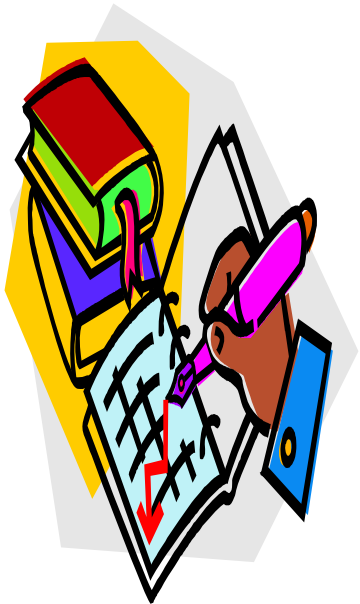
At our last AGM we set a budget of 287,182.00 euros It is intended to carry out all the up-grading included in this news letter with out the need to raise the community charge

This year hopefully with the help of two of our community owners we should be able to issue you all will a budget sheet that we be more easily to followed at the September AGM.

RIVIERA DEL SOL PHASE V

by Ole D. Sigurdsson

As the elected President of the Riviera del Sol Phase V ever since its instigation in 2003, I have organized a major overhaul of the community and carried out important infrastructure works as well as major improvements.



IMPROVEMENTS 2003 to 2006

These tasks can be summarised as following:

- * Planting in the green area at crossing C/Rubi & C/ Severiano Ballesteros with bushes and plants set in a rockery.
- * Planting of 1,5m wide grass sidewalk plants along the green zones (Zone "E").
- * Planting of a tree for each +/-7 metres along the green Zones
- * Installation of an automatic water irrigation system
- * In numerous areas the road surface was damaged by trucks, so the immediate job was the repair of the asphalt.
- * Installation of road signs and road maps indicating the locations of the developments in this phase
- * Install Garbage compound next to "Las Lomas de Riviera"
- * Installation of new road drains
- * Installation of "sleeping policemen"
- * Installation of numerous new street lamps
- * Installation of additional drains and carrying out major repairs
- * Organise in the completed area twice monthly cleaning of all the streets and sidewalks

YEAR 2007 AGM

At the 2007 AGM, I declined to stand as a candidate for the Presidency and a new members to the board were elected. The main reasons for me not wanting to continue being the President are two fold:

- 1) I had completed over the past 3,5 years the improvement works as I had planned, all within the budget.
- 2) There is a campaign promoted by the master developer Riviera International to join all the phases of Riviera del Sol into one single Grand Community and I personally oppose to this plan as I believe it will be un-manageable to coordinate such a large areas of communities. I don not think that this plan will be able to maintain the areas to the standard of our Phase 5.

Certainly I will as always be available in assisting Riviera del Sol in their future task and I wish to thank you all for your support.

Ole D. Sigurdsson

GOLF COMMITTEE REPORT 2006

As your elected member of the golf committee of Riviera del Sol Phase V, I am once again pleased to report that the golf club has continued to carry out improvements to the golf course and listen to complaints raised by owners living in surrounding Communities. A number of meetings have taken place to resolve the problem of golf balls flying dangerously across communal and private properties.

May I once again thank the Golf Club Management for their co-operation during this year, and the owners for their support and patience in allowing me to deal with their complaints to-date without redress of any legal action having to be taken.

Ron Phillips
Golf Committee Member

ANY OTHER BUSINESS ITEMS.....

IBI tax due for 2007

No bills are being sent out. You must take I.D and check with the Town Hall that your address here in Spain is registered in their records. Discount is allowed on all early payments. Any bill unpaid after November will lead to a surcharge being added. Please Note; I.B.I Tax is not the responsibility of the community

ATTENTION BRITISH & EU NATIONALS

(Information from British Embassy Madrid)

NEW LEGISLATION DOES AWAY WITH REQUIREMENT OF RESIDENCE CARDS FOR EU RESIDENTS IN SPAIN

New decree establishes requirement for British nationals and other EU citizens planning to reside in Spain to register with Spanish authorities:

- 1) Royal Decree 240/2007 approval on February 16th 2007 by the Spanish Council of Ministers establishes that from March 28th 2007 European Union citizens will no longer be issued with residence cards.
- 2) However the new decree requires all EU citizens planning to reside in Spain for more than 3 months in any calendar year to register in person at the Foreigners Office (Oficina de Extranjeros) in their province of residence or at designated police station. They will be issued a certificate stating their name address, nationality, identity number and date of registration.
- 3) Those EU citizens in Spain who already have residence cards will not need to re-register until their residence card expires upon which they will be required to obtain the above mentioned certificate.

Royal Decree 240/2007 is a transposition of European Directive 2004/38/EC to Spanish Legislation. Spanish legislation also requires that all citizens/residence in Spain to always carry with them some proof of identity. As this is all new information check out with the town-hall in La Cala on your next visit to Altos Miraflores.

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* * * * *

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* * * * *

Club Miraflores
Ctra. Cadiz Km 199, Mijas Costa,
Malaga, Spain
tel: (+34) 952 93 9308
fax: (+34) 952 93 3648
Email:
autorent@miraflores.com
www.miraflores.com

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TELEVISION

We have to date included a forth package to our net work

Spanish Digital
Free to view BBC/SKY packages
Norwegian
Northern European countries

To connect to any of these service contact the Community office for details.

DIARY DATE

The next ANNUAL GENERAL MEETING will be held in the conference room of Centro Miraflores on Friday the 28 September 2007 First call 10:00h and Second call 10:30h.

Due to the importance of this meeting, I am looking forward seeing as many owners as possible in attendance.

Ron Phillips
Community President
Altos Miraflores