

September 2008



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

Jayne Warburton/

Brian Collier

Co-ordinator:

Miguel Moreno

Technical Consultant:

Arsalan Nahavandi

Dear Altos Miraflores Home Owners

Welcome to Altos Miraflores to all our new owners their families and friends. This news letter for September 2008 is to again up-date you all on the projects agreed for this year 2007/08.

As stated in our March 2008 Newsletter, issues that were agreed are now taking place or are completed. In this Newsletter we will up-date you on works and events that are currently taking place during the period March to September 2008.

Detailed in the March 2008 Newsletter covered the two major areas which are the projects for the current budget year 2007/08 and the budget year 2008/09.

General Repair Work

Work includes upgrading swimming pools Phase 1 & Phase 2 including resealing and repairing pergolas at the Phase 2 pool area & main-gate Phase 1, resealing wooden hand rails plus various repairs to outside walls planting boxes drains gutte ring pipes etc.;

Gardening / Planting

Selecting plants flowers etc. including checking and pruning all the palm trees for bugs that are killing a large number of trees here in Andalucia. Increase the safety net to protect the pool area Phase 2, continuing the planting program on all the outer slopes.

Redecoration Program

Planning and setting start dates for the redecoration program. Some-work already started. We, the board elected by you the members, hope to full-fill all the above listed projects and will set out and fully detailed account on

how these tasks are to be paid for and from which budget heading.

We voted and agreed at our last AGM to take legal action against owners in default.

I am concerned that over the coming year the commitment to maintain our current spending set out in our budget forecast. Owners must abide to the agreement to pay service charges on time, none payment, late payment, could force the issue of service charges being raised to cover the overall cost of running the Community.

It was agreed that the fees payment towards the budget would be paid in two instalments; the first instalment being September 2008 and the second invoice to be sent out in March 2009.

I thank all of you who have collaborated with 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 again at this years AGM Contact my self or any of the committee members if you have a problem. Remember all complaints must be put in writing to the Community office. With your help we intend to keep up the high standards expected here at Altos Miraflores, albeit being well aware that we are heading into tight economical times. Thanks also for the dialogues we have had with owners added with suggestions making us all part of the same team working for the same goal.

Kind regards,

Ron Phillips

Community President

COMMUNITY MATTERS

by Ron Phillips



YEAR 2007/08 BUDGET & FEES

The budget set for the year 2007/08 was for 287,182 Euros with no increase added from the previous year. This was our third year we have set a budget with no increase, even though the inflation rate in Spain was over 4% per year for services.

As you are all aware of the current world wide problems due to money markets plus increase cost of energy. This brings with it the weak tourist rates including the fact that Spain like other counties service costs have had to increase, resulting in higher wages, taxes, electricity, water charges, fuel costs etc.

I am pleased however to report, that due to our built-up reserves, we did not have to increase the budget over the past 3 years to meet the cost to carry out up-grading as detailed in this Newsletter. But at this years AGM we must take a closer look at our cost to find ways to maintain the services provided with-out dropping our high standards set.

SWIMMING POOLS

Work started on the 13 February to up-grade the swimming pool areas Phases 1 & 2. It was agreed to start with the swimming pool in Phase 2 area first, work includes the following on both pools; Draining down, repairing broken tiles, checking all filters, checking all lighting. Installing new easy access steps fitted with central hand rail. Checking pump rooms, replacing or up-grade equipment requirement as necessary. Replace broken ladder in pump room phase 2, fitting emergency lighting on both pool pump rooms. Clean both pools, refill and make ready for use. Clean and repair both children pools Phases 1 & 2.

Whilst the pool area was closed the wooden pergola was cleaned and resealed. Any broken sun-beds or sun shades were replaced or recovered, broken floor or loose tiles in the general pool areas were replaced at both pools. We have increased the height of the protection net in the pool area Phase 2 by 1 meter to give added protection from golf balls being miss hit from the 1st tee.



Pleased to report both pools were overhauled and put back into service on time and inside budget. Owners who have used the pools this year are very pleased with the steps and handrail which has allowed full use of both pools by all age groups.

Both pergolas the wooden pergola at the pool area Phase 2 and the wooden pergola above the main gate including all the wooden handrails were cleaned and resealed. New matting and repairs carried out to the bridge between block VI / VIII. This work was paid for out of our General maintenance fund.

PLEASE NOTE

It is very important that owners and their guests strictly observe the rules placed around the swimming pool areas!! These rules are set for the safety of all those using the pools in our Community.

SUN BEDS

Pleased to report we have had no further problems as stated in my March Newsletter. We had a number problems reported last year. Locking systems been forced off and beds removed from the pool areas. 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. I will on behalf of the Community take out a denunciate on any owners or guests who are identified vandalizing, damaging, or removing any equipment or not abiding by the rules governing our Community.

The Owner of the property whose quests are reported or identified will be charged all legal cost, replacement cost, damage cost either via the courts or via the cost added to the owners account. The owner of the apartment will be named and recorded with the information issued at each AGM.

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COMMUNITY MATTERS - continue

GARDENING

The gardening committee have been working with our gardening staff planning and planting spring/summer plants and flowers. Pleased to report that the tropical garden has been replanted and the pond and waterfalls is now working. This work paid for from our gardening budget.

To-date we have not reached any agreement which allows us to trim back trees other than those that form part of our community, albeit communities that have cut down trees are now facing heavy fines set by the town-hall.

It is still our aim to continue planting more ivy both from the top and the bottom of the facing wall leading to Altos Miraflores. Once the wall is covered it is still proposed to introduce some colour climbers.

The Gardening Committee have taken over the planting boxes on the main walkway and have provided flowers and bushes. At this year AGM, I would like to record our thanks to both ladies. Any owner wanting to donate a plant or suggest an area they would like to see plants or indeed interested in putting in some flowers should contact the Garden committee.

On your arrival at Altos Miraflores, 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, and Jayne Warburton apt 51 is keeping eye on blocks 5/6/7/8 gardening and planting.

On behalf of the Community I have thanked the gardening committee for giving up their time and for getting involved with the gardening staff helping them to create gardens that match our name Miraflores (Look at the flowers). I hope we can again this year to add a small sum of money to be allocated to the Gardening Committee to buy and try plants with out adding cost to the gardening budget but in the long term can be added to our list of plants for next years planting program.

REFUSE

Albeit we agreed to increased the rubbish area block 6/7 by adding two large wheelie Bins. Due to miss-use of these bins we run into trouble with the town-hall dust / rubbish collection service for increasing the number of bins with-out permission

Just to remind all owners again 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 owners 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. Removal of big items of furniture should be reported to the town-hall. For special collection, please contact the Community office for the telephone number.

SECURITY

In our March Newsletter, I advised that a paper would be submitted at this years AGM.



Albeit we have a very good security record, but if we are to contain our budget we do need to re-look at our high spending costs.

Our current cost for security is equal to 34,648 Euros rising this year to 36,207 Euros - a 4.5% increase equal to 447 Euros per household.

Those owners that contract Franjus for the service to your home direct have already paid an increase this year cost currently equal to 209 Euros per household. We recommend that owners continue to contract into the direct service. This services is value for money and you can see the results when alarm goes off Security arrive to deal with the problem etc.

What is proposed in the paper being presented. With the owners consent via a vote at this years AGM to look at other ways to protect our Community still maintaining value for money.

With the introduction of new technology do we need 24hr patrols service costing 36,207 Euros.

What is proposed;

- 1) Recommend all owners to contract Franjus home direct service.
- 2) To look at the cost and valuate the 24hrs patrol services provided
- 3) To consider installing CCTV at both gates covering all parking and garage areas. The paper will outline all saving and costs.

(continue on next page)

COMMUNITY MATTERS - continue

As stated in our March news letter we have completed the package for all cupboard doors being repaired and fitted with new master key locks. Each door numbered, contents recorded and only three keys required to open these doors. All contractors and service staff have been issued the new keys instructions have been given to all staff that doors are not to be wedged open.

Any owner seeing a security door open should report this to the Community office and close the door. Owners renting out their apartment please make sure you have left keys and code number in your apartment for your guest including a copy of the Community rules and By-Laws.

REDECORATION PROGRAM

We have collected three quotes for the redecoration program and will be making our short list of selected contractors. A full list of start dates block by block will be issued in September. At our next AGM it is still proposed to start at block VIII.

It has also been agreed that the painting contract will be overseen by our technical consultant, Arsalan Nahavandi. This contract will be conducted on a rolling program, monies only being paid per block and full payment out once each block is completed and checked by our technical consultant.

It is also agreed that the cost of the redecoration program will be paid on a planned 5 year cycle. Our budget outlay can be adjusted over this period.

Because we will not be paying out in one payment for the redecoration work we should be able to complete all our general maintenance work with-out using monies set aside for the painting program.

QUESTIONNAIRE

Thank you to those owners who filled out the questionnaire - we received 31 replies. The information has been given to the contractors so that these repairs and suggestion can be recorded.

I will send out the questionnaire again with this September's Newsletter. It would be very useful to get 100% returned of the questionnaires. Remember we are spending 150,000 Euros of your money on the redecoration program.

As stated in our March Newsletter we will advise the contractor carrying out the job of all recorded modifications carried out by the owners. We have also asked that any modifications, what so ever that are not recorded on our list provided, are to be reported for 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.



IN MEMORY OF MRS LYDIA GRAHAM

At the time of putting this newsletter together, we were informed of the sad news that

Mrs. LYDIA GRAHAM, wife of Charles Graham, mother of the owners Simon & Kaen Ainley, Apartment n° 22. Lydia always enjoyed her stay here at Altos Miraflores. Lydia died following a long illness. On behalf of the Community, I have passed on our condolences to Charles and family.

ANY OTHER BUSINESS ITEMS.....

- A) **IBI tax due April 2009** - Please see advise note in the March 2008 Newsletter. *Please note; I.B.I Tax is not the responsibility of the Community*
- B) **Electricity Bills** - *Please note Electricity bills will now be collected monthly (currently very 8 weeks)*
- C) **Wealth Tax**—*Please note those of you residents, the Spanish wealth tax is abolished. This year will be the last year you will have to pay wealth tax for 2007.*
- D) **By Laws** - It has been confirmed that Altos Miraflores Community by-laws were registered in Mijas 2001 and therefore recorded as required by law. At our last AGM a vote was taken and reconfirming the Altos Miraflores Community Bye-law covering “No Pets” etc; Any owner reported to have a pet will result in legal action being taken on behalf of the Community of property owners here at Altos Miraflores. Action is being taken against an owner for keeping a dog in his apartment. A up-date will be given at this AGM
- E) **Air-Con Filters** - We still have air/con filters in stock See detail in the March news letter or enquire at the Community office. The cost of this filter is 7 Euros each you pay for this filter at the community office The office will arrange collection of the filter from the Altos Miraflores store. Owners who want to fit the filter will be instructed were the air-con unit is and how to replace the filter. Owners wanting the filter fitted for them can make arrangements when purchasing the filter a charge will be made to carry out this task. The new filter will improve the air flow & air quality with in the apartment. Please note; *Any repair work required to Air/con either the unit inside the apartment or the main unit outside is the responsibility of the owner to pay and maintain The Community does not hold a service contract for these Air/con unit.*
- F) **The Wall & Roadways** - A report will be given and information of any recorded movements. We will continue to monitor the road and the wall carrying out any recommend repairs as required

DIARY DATE

See you all at our forthcoming ANNUAL GENERAL MEETING held on Friday the 26 September 2008

RIVIERA DEL SOL COMMUNITY PHASE V

As stated in our March news letter, I can up-date my report back but currently have no other information to give. The new administrator has agreed to produce a newsletter laying out the Presidents proposals for 2009.

President Phase V Juan Ma Gutierrez

AGM for Phase V called on February 1st 2008

AGENDA

Approval of the Accounts for 2007

Approval of a Budget for 2008

Election of Committee Members

Authorization to the President and/or Administrator to proceed legally against debtors

Any other Business

The President agreed that I give you the following account of the meeting

(a) Budget set for 2007 - 131,200.00 Euros

(b) Monies not collected as of the 11 January 2008:

79,351.20Euros

(c) Monies collected and paid into account (via lawyer) 1st February 2008:

60,730.12 Euros

(d) Debt short fall =to

18,621.08 Euros

Budget approved for 2008 130,900.00 Euros

President: Juan M. Gutierrez was re-elected for 2008 , Vice President: Ms Laila Chakil, Salcosa resigned as Administrators - New Administrators: Gestoria Bravo.

Reinstated to the Committee (Golf complaints): Ron Philips President Altos Miraflores

No minutes taken of any other business .

Currently, there is a move to form one single “Grand Community” of all the 10 phases of Riviera del Sol. We have been sent the first draft document from the town hall in July 2008 regarding this issue. I have discussed the contents of this document with our Vice President Ole D Sigurdsson. We jointly agree that this document in its current form is unacceptable both in its terms and conditions and will not be offered in it current form to the Owners of Altos Miraflores. We have asked the Community lawyer to reply and record our objections to the Secretary General of Mijas.

I hope to be able to provide a full report from the President of Riviera del Sol Phase V for our AGM in September/08.