



ALTOS MIRAFLORES NEWSLETTER

MARCH 2009



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COMMUNITY BOARD

President:

Ron Phillips

Vice President:

Ole D. Sigurdsson

Secretary/Administrator:

**Salcosa Administraciones
Salvador Cordero**

Garden Committee

**Patricia Phillips
Jayne Warburton /
Brian Collier**

Co-ordinator

**Miguel Moreno
(Head gardener)**

Technical Consultant

Arsalan Nahavandi

Dear Altos Miraflores Home Owners

Welcome to 2009 Doom & Gloom World wide Recession low Exchange Rates.

High un-employment, banks not lending money, small and large business closing down while the weather is not helping with heavy snow and ice across Europe and fires across Australia. Not the best start to the 2009 New Year.....!

Unfortunately, after a very good and well attended AGM, due to the precarious financial situation of the community, most of the goals set for 2008/09 have had to be put aside.

We, the Board, have taken the decision not to go ahead with the heavy cost of re-decoration program this year. I will spell out reasons why and our future plan in this news letter.

Like most Communities here in Spain, monies to support our out goings are not being collected. At the time of writing this news letter 20% of the community fees have not been paid and this sum currently running at around 61,000 Euros. We expect this default will increase in the second part payment, being due and invoices and sent out together with this Newsletter.

In this news letter I will be giving recommendations and proposals to those owners who find it difficult to meet their payment obligations, which hopefully will avoid that the community account go into debt and risk our investment here at Altos Miraflores.

The Altos Miraflores Community is prepared to look at all of the payment options, but clearly Owners who are not paying or paying late without having any agreement are not helping the cause. We have a budget of 307,893 Euros and we still have some reserves, but with the current debt rate, the reserve funds could quickly be emptied by paying our creditors.

Sorry for all this bad news, but this is the time for the Community of Property Owners to stand together and work with us to try to stay afloat during this period of recession.

Kind Regards,

Ron Phillips
Community President

COMMUNITY MATTERS

By Ron Phillips

UNPAID COMMUNITY FEES

At our last AGM, our unpaid fees were recorded as 44,896.18 Euros. As in previous year we were able to collect some late payments.

At the AGM the lawyer was instructed to take action on eight accounts for the sum of to 34.670 Euros. This was for unpaid fees 2007/08. The 20 day notices were issued by the court in January resulting in that only three owners have contacted us to make special arrangements to pay. We will continue with the other 5 court cases.

The knock on affect of this type of arrangement is that should all 8 pay their 2007/08 fees they are already in debt for this year 2008/09, as no payments have been received for the September 2008 to March 2009 account to-date for these apartments.

Recommendations:

If you are finding difficulties in paying your account and do not want to be listed as a debtor, please contact the Administrators and we may be able to set up an arrangement for you to pay a percentage of the debt supported by monthly payments.

Remembering any unpaid amounts will be added to the following years account and could put your property at risk again.

If you cannot meet the payment why not let out your property on a long term. Rental this way the Community fees can be paid and you retain your title deed. Currently two owners have set up this arrangement using Miraflores as the Managing agent.

Failure to pay will mean court action leading to auction of your property

The Community does not want to see people losing their home for what is a small debt. With professional help it may well be able for you to keep your home at the same time putting monies into our Community accounts.

This year the lawyer has been instructed to take action on any account holder with debts of 1.000 Euros or more.



REDECORATION UP-DATE

As already stated, the Board of the community took the decision to delay the redecoration program by one year. We need to know by 31 August 2009 if we have received enough Community Fees to pay our creditor. Current costs of the re-decorations program Phase 1 & 2 is approximately the total amount of 150.000 Euros.

The risk of signing any contract for up to 150.000 Euros, without first identifying that our debt income is not rising out of control, I would need to insure and keep you the owners fully informed that the Community was not heading towards bankruptcy.

During this time of uncertainly rather than do nothing, we have decided to under take a full survey on Blocks V VI VII & VIII.

This will involve people up ladders, taking photos, wandering around the grounds, checking roof tiles, looking at cracks etc. Once this survey is completed this work will be broken down and catalogued for example;

- Roof Tiles, Repair or replace
- Leaks from planting boxes
- Water supply to planting boxes
- Surface cracks & repair work
- Iron work repairs or replace
- General repairs
- Any other health & safety work required

This is planned work which can be paid from our maintenance budget and from the reserve funds (general & painting reserve), all obviously subject to available funding. Once Phase 2 is completed we will then decide a time and date of the painting work, again subject to available funding.



SECURITY

At the AGM in September 2008, we deferred two items:

Franjus Security drive in services
Installation of CCTV systems

As explained at the AGM, we do not hold the contract for the Franjus Security service. This contract is held by the Miraflores Grand Community.

Three years ago, we the owners of Altos Miraflores agreed to buy into this service which includes the red boxes call system. At our last AGM, it was agreed to re-look at the cost of this service, which we will revise at our September 2009 AGM

The Miraflores Grand Community has renegotiated the security service contract for 2008/09 with Franjus Security, with a view to make some savings. Consequently the daily 24 hours service with two guards on duty has been changed to 16hours with 2 guards on duty and 8 hours—of the most “quite period” of the day - with one guard on service. The savings achieved on this new contract will obviously also reflect on the amounts which Altos Miraflores Community is contributing.

In order to make assessment of the service we ultimately will require, we need to have the following information:

- 1) How many owners at Altos Miraflores have installed the Franjus Alarm system in their private apartment and are paying to Franjus Security for the connection service?
- 2) How many owners are displaying the Franjus Security sign outside their front door but are not on the contract with Franjus Security Company?

Please provide within 30 days this information to the Community Office.

WHAT IF OUR DEBTS CONTINUE TO RISE?

Should our debts continue to rise, I suggest we call an Extraordinary General Meeting with the purpose of giving the agreement to the Board to carrying out cuts or readjusting of our current services contracts. I have listed a number of proposals as examples where saving could be made:

(a) Reduce the Gardening contract back to One & half gardeners. Remember we voted to increase the gardening service to two full staff.

(b) Do we need to keep all three swimming pools open all the year round? Suggest we close the two large pools from October until March, whereby saving could be made.

(c) Cleaning contract, with pools closed toilet area could also be closed.

(d) Stop sweeping washing out garage areas

(e) Stop washing and cleaning garage doors Phase I, this extra service was requested by the Owners.

(f) Electrical maintenance, checking lighting suggest 26 weeks a year rather than 52 weeks as current.

- resulting in we can hold back our debts by means of the suggested savings. We may not need to change anything, but I recommend we should be ready to take the necessary action if required.

REMINDER:

Please remember that the IBI Taxes is due in April, and Electric meter bills now deducted on a monthly basis.

Please also find attached the AGENDA and the budget for Riviera del Sol, Phase V.



PALM TREES

A matter of great concern for the Miraflores Grand Community is the current attack of the infamous plague “picudo rojo” (Red Palm Weevil “*Rhynchophorus ferrugineus*”) to our palm trees and destroying totally our patrimony. These insects are very difficult to combat and several palm trees of Miraflores have already been totally destroyed by their attack.

The Miraflores Grand Community has agreed to organise and coordinate between all the Micro Communities a long-term plan towards combating most effectively this plague with the assistance of experts in this area and specialized companies with a reasonably successful track record.

In all there are 593 palm trees of various specimen in Miraflores, of which 44 are located within our community. The annual cost of eight treatments per year per tree is 92,80 Euros per tree, resulting in a total cost for Altos Miraflores Community of 4.083,20 Euros including 16% IVA.



ALTOS MIRAFLORES

Code of Conduct & General Rules

GENERAL

- 1) **No dogs or any other animals are permitted in the apartments as well as the communal areas.**
- 2) Please respect at all times the general installations of the community and other communal elements.
- 3) All plants and trees of the communal area must be strictly respected and not damaged.
- 4) Please keep the volume of Radio, TV etc. as low as possible so as not to disturb other residents.
- 5) Please do not hang laundry in the dwellings where visible from the exterior (incl. towels & swimwear)
- 6) Rubbish and waste must be in closed bags and placed only in the communal rubbish containers.
- 7) Please use the parking areas and respect the No Parking signs in restricted areas.
- 8) The people occupying the property, and/or owner, are responsible for damages caused to other properties & communal areas due to negligence or not abiding the Community Rules.

SECURITY

- 1) In the interests of safety, children are not allowed to play on stairways, walkways & parking areas.
- 2) Please clearly mark the glass sliding doors with stickers to avoid serious accidents.
- 3) Please always lock the front door with your key, even when the apartment is occupied.
- 4) Owners of ground floor apartments should lock their sliding doors if this access area is unattended.
- 5) When you leave the apartment, make sure all windows and doors are locked .If you have an private alarm installed, please activated the system.

SWIMMING POOLS

- 1) Sun-beds cannot be reserved by any method.
- 2) The pool-side sun-beds and garden furniture are Community property and must not be removed from the community pool areas.
- 3) Life Belts are for emergency use only and must not be otherwise removed or tampered with.
- 4) No Ball Games of any description are permitted in and around the swimming pool or any communal garden areas.
- 5) On health and safety grounds, the use of airbeds, inflatable toys etc. is strictly forbidden in the swimming pools.
- 6) In the interest of hygiene, pool users must always shower prior to entering the swimming pool.
- 7) Please deposit waste in the appropriate containers before leaving the swimming pool area.
- 8) Please respect the closing hours of the swimming pools.

The use of the Community Swimming Pools is at your own risk.