Newsletter For Los Eucaliptos Owners--July 2012

Here is the July 2012 Newsletter for owners of property in Los Eucaliptos. We would very much appreciate your comments and feedback on the contents. Please do get in touch with Bill Rees (President), Ana Munoz (Administrator) or Alan Ayres (Vice President)

Debtors

As at the end of June 2012, the total debt owed to the Community in unpaid fees is Euros 16.984,56 (end March 2012 it was Euros 18.490,02). The largest debtors are B-8-2,G40,T44 at Euros 10.548,02 and secondly B-13-1,G77,T73 at Euros 1.516,79 and thirdly B-15-1,G88,T84 at Euros 1.382,80. The fourth largest debtor is B-4-6,G14,T18 at Euros 894,02.

The fifth significant amount is from B-4-4,G25,T19 at Euros 729,92, but this has reduced considerably from the end March 2012 figure of Euros 1951,63 for that property. The debt reported in the May 2012 newsletter against B-3-5,G12,T16 has been settled in full.

We continue to levy the AGM approved 20% interest rate, and the list of debtors is referred to the Marbella courts for action. If necessary, all of the debt will be recovered by the court involving action taken by the Spanish tax office or by debt recovery agents/bailiffs

Painting

The work on external facades is proceeding well. Starting in Block 15 and working towards Block 1, the painters are now in the area of Blocks 12-9,and it is expected that they will work on Blocks 8-6 during August. The programme should see a start on Blocks 5-1 in September, with the work finished in October. We will try to pay for as much of the successfully completed work before Spanish VAT increases by 3% on 1 September

Grass Quality

We have been experiencing significant problems with the appearance of much of the lawned area in the Community. The poor state of the grass has been caused by a combination of issues. These include low water pressure,leaking pipe work, poor subsoil quality and the variety of grass sown.

It has been decided to make a start on changing the grass variety to Grama Catalana, on the advice of the gardening company. This requires less water, fertilisers and weed killers than the type we currently have planted. We hope that cost savings may ensue, and that appearance will improve as a result of the more durable grass type. Initial work on the replanting begins around the pool in phase 2.

Irrigation Pipework Leakage and Correction

We have experienced many breakages and leakage of water from the sub-soil irrigation pipes around the community. Our plumber recommends the provision of pipes which are capable of containing 10 atmospheres of pressure rather than those originally provided which can tolerate only 6 atmospheres. The original pipes are to the specification required by the Council in approving our development, but they are not up to the job. TW has refused claims on grounds of pipe quality or specification and has argued that guarantees have expired.

The Community has suffered leakage costs of over Euros 3000 in 2011, and more than Euros 5705 this budget year. We have replaced pipes between Blocks 8 and 9 with upgraded materials, and have many leaks between Blocks 3-5 and 8-6 (quotes awaited to add to current costs reported). It seems that once robust pipe work is laid down in one area, the problem moves to the next weakest section. To improve grass quality, stem water losses and reduce repair bills, we must proceed to replace poor pipes.

Cats

Please do not feed cats which roam around and in the vicinity of the Community

Garage Drainage Railings

We have again had a couple of incidents where drain cover railings have lifted and caused damage to vehicles being driven over them. One location concerned floor drainage rails within the phase 2 garage and the other location was outside, at the Community entrance. We are seeking a better solution and carrying out repairs. Please remain vigilant.

With very best wishes to everyone
Bill Rees
President, Los Eucaliptos Community