


**Newsletter 3, Los Eucaliptos September 2017.**

The High season of the Summer is over and a lot of owners and renters have been visiting Los Eucaliptos. We hope everybody has had a nice stay and Holiday.

**A new website for Los Eucaliptos is a reality**
The name of the website is: http://yambelcomunidades.com/ And the code to enter: eucap2017.yambel

**Emergency numbers**
At the gate entrances we will post emergency numbers – so it will be easy to find help when needed. The following numbers will be on the information boards: the address of Los Eucaliptos:

**San Pedro Health Center**, **address:** Calle Príncipe de Asturias, s/n, 29670 San Pedro Alcántara, Málaga

Opening hours · 8:00–20:00 Phone: 951 97 34 36

**Locksmith, 610 565 565, working in the area.**

**Fire brigade, 112**

**Police, 112**

**Ambulance, 112,**

**Security Casesa 952927181, For any emergency, please contact them, during night or weekend when the administration office is close.**

**We would like you and your renters to pay attention following matters:**

- **Big Rubbish**

  When your washing machine or refrigerator fails and you have to get rid of it, please ask the company who deliver the new one for you to take the old one away – they normally gladly do that. In case they will not take it – you have to call this number 952855360 at the Benahavis Council and make an appointment with them when to pick it up. We are not allowed to put things at the "Rubbish place" and just leave it.  

  Alternatively you can call the CASESA and let them call for you – but please do it before putting stuff on the road.

❖ **CATS/DOGS**

Please do not feed the cats and dogs who do not belong to you.

❖ **The Birds Swallows/Martins**

From October we can start cleaning up after the birds. We will make some prevention at the spots where we have removed nests and hopefully it will keep them away next season.

❖ **Code for the entrance gates**

There is a new code for the three entrances 1807. For convenience, there will also be a piece of paper under each apartment door containing the new code. The garage code remains the same – we are not changing it now.

❖ **Ants/Wasps/Rats**

Please be careful not to leave food of any kind at the terraces. There are many ants and wasps this Summer.
There have been a few rats – but at the moment it seems like we manage to cats the ones who visited us.

**Pests**

Although they make an occasional appearances, pests are not a major problem for us in Los Eucaliptos. When they do appear they can cause upset and anxiety. The community management take active steps to control pests. Residents should assist by not leaving food or food waste about, particularly on terraces and beside the pools.

## Matters the board is looking into in near future

**New Garden Lamps**

We are very focused on keeping our economy in the best possible shape and because of that we are looking for a new way to cut down on electricity.
We do not have any more Terracota garden lamps in stock and a new one will cost 120 – 140 euro each. That's why we now have settled a small group to look into the possibilities to get Solar lights with batteries all over the garden inclusive the pool areas. There are approximately a total of 140 lamps. It will be an investment – but since we have run out of the terracotta lamps and are looking for a cheaper solution for the future – we feel obliged to make our future cheaper and more up to date energy wise. We will be working on a suggestion for the AGM.

**Solar lights for owner's terraces and expense**

There is a possibility finding Solar Lights for the terraces – if they want – this is of course free of choice – and it will be at the owner's expense.
It is possible that some owners may wish to install their own solar lighting on their terraces. We will be looking for some Solar Light with batteries which will look good on terraces and suggest that all owners keep to one style – to make sure our Los Eucaliptos will look good also with them in the future. We will be working on a suggestion for the AGM.

**Glass curtains for terraces**

The last we have talked about the possibility to glass in part of owner's terraces. This is of course free of choice - it will be at the owner's expense. The reason we will come with a suggestion at the AGM is to ensure that when owners want "englassed terraces" it will be in the same style - to make sure our Los Eucaliptos will look good also with them in the future. We will be working on a suggestion for the AGM.

It is possible that some owners may wish to install glass curtains on their terraces. At present, within the community terms of ownership, this is only possible with a General Meeting vote. It is proposed that a standard specification for Glass Curtains will be suggested for the next AGM to consider.

**Repair plan for serious cracks on walls and roofs**
There have been carried out various repairs on "serious cracks" during the Spring and Summer. A serious crack is when the crack on a pillar or wall are falling apart and there are risk for damaging something else or if the crack will deteriorate other parts of the building. We would like you to contact us as soon as possible if that is the case on your terrace or your sunroof. Give a call to the administrator office on +34 628 296 973 or send an email: admoncomunidades0@gmail.com
Ana or I (the president) will come around and have a look and talk about it.

Repair of cracks on walls and roofs.

Some cracks have been repaired on terrace wall and roof plaster during Spring and Summer. Whilst not structurally important, they could present a hazard of falling plaster or tiles. Cracks should be repaired early to avoid further deterioration and this is done on a planned basis in order to avoid calling out the contractor too frequently.

Please contact Administration, admoncomunidades0@gmail.com or the President, Vera mail: v.wetlesen@gmail.com if you are aware of repair needs.

**A special attention for Sunroof owners**

Our Los Eucaliptos are now 10 – 11 years old and please pay attention to your terrace floor. Maybe you need to do something about the grouting (the filling in between the tiles). If the grouting becomes loose and disappears it can cost rain damage to your neighbor under you. In the worst case to more than just the neighbor under you – but it could be to the side's neighbors as well. You can get a builder to give you an offer of how much it will cost to make. I (the president) paid Habisben 140 euro for 44 square meter.

**Annual General Meeting**

The Annual General Meeting will take place on 09.03.2018

**Thank you for helping keeping our Los Eucaliptos in nice shape**.

Best regards

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| The President | Vice president |
| Vera Wetlesen | David Stuart |