Community of Owners Los Eucaliptos Newsletter--March 2011

Here is the third of our newsletters to owners of property at Los Eucaliptos. Once again, we hope that it presents news of latest developments at the Community and promotes good communications between owners and your elected representatives. Please feel free to make any comments and to suggest topics for future editions. It is hoped to create a newsletter approximately once a quarter.

Annual General Meeting
This took place on Saturday 11 February 2011.

Electricity Supplier
From February 2011,the Community changed its electricity supplier from Endesa to Iberdrola. This national supply company undertook to help us to reduce costs. They have agreed to keep our tariff level throughout 2011.This means that for Community usage of electricity, a scheduled 9% increase from April from Endesa has been avoided.

It may be of interest to owners to know that for individual domestic consumption, it is also possible for you to evaluate the merits of different supplying company tariffs.

Benahavis Possible Subsidies
We have received some information from the Los Aguilares Administrator about proposals for possible subsidies from Benahavis Town Hall

Firstly, for those registered residents of Benahavis who qualify under the definition of being retired, there is a proposal from the Town Hall to pay for domestic water consumption bills during 2011.If you think that you are a qualifying registered retired resident, please contact the Town Hall for further detail.

Secondly, the Benahavis Town Hall has indicated a preparedness to contribute 50% of the street lighting bill in 2011 in the Los Aguilares Community. Full details of how this will work are under discussion and not yet finalised, but it is possible that it might take the form of a rebate from the Town Hall in 2012 against receipted bills paid for 2011 usage to the supplier of street lighting electricity in Los Aguilares

Debtors List
Details were discussed at the AGM,but in summary, the value of the debtors list has continued to reduce. You may recall that at the end of September 2010,the figure owed stood at Euros 20653,04. At the AGM the value of the debtors list was Euros 13.298,51 on ordinary fees (which can be compared directly with the September figure) and a further Euros 5391,96 against the painting fund subsequently levied. The total debt at the time of the AGM was Euros 18.655,62.

There has been considerable progress since the last newsletter in reducing debt to the Community. We continue to try to recover debt by persuasion in the first instance, and also by the application of the agreed 20% interest rate on sums outstanding. We also

have the authority of the Community members to take Court action where debts are not settled in full. We have a number of Court procedures taking place. At the time of the AGM the two largest debts were against properties B-8-2,G40,T44 (ordinary fund Euros 7104,98 and painting fund 463,60) and property B-14-1,G82 (ordinary fund 4071,78 and painting fund 473,60)

Dogs and Cats

We issued an appeal to owners of dogs and cats in the December 2010 newsletter to clean up excrement from their pets. The situation has not improved, with our gardeners experiencing the problem every day. Please help if you are a pet owner by clearing up after your animal

Rubbish Collection

It has now been decided to continue with the current arrangements for Community Rubbish collection by our gardeners

Robberies

There have been no further instances since the December newsletter. Please continue to be very vigilant, locking doors and gates and enabling alarms when you are in residence.

Jacuzzi

The Community has an outstanding legal case concerning the unauthorised installation of a Jacuzzi on the roof of one of the properties. It is anticipated that unless a settlement suitable to the Community can be found, this matter will reach the court in early 2011. The solicitor representing the owner concerned has made contact and, at the time of writing ,has been placed in contact with the Community lawyer.

Bill Rees
President, Los Eucaliptos Community