Communiy of Owners Los Eucaliptos Newsletter October 2010

Welcome to the first Los Eucaliptos Community Newsletter. It is intended to produce such a communication approximately once a quarter. The objective is to promote good communications between your elected representatives and property owners. Please feel free to write to the Community Administrator (Ana Munoz),the President (Bill Rees) or the Vice President (Alan Ayres) with any topics to be considered for future editions. Communications will be better if they are two way!

Debt Control

As outined at recent Annual General Meetings,we are attempting to keep very close control over outstanding debts to the Community by a small number of owners.We continue to levy the approved 20% interest penalty on such debt,and pursue with vigour via the courts those owners where no suitable resolution is forthcoming

Property B14-3, which had an outstanding debt to the Community of Euros7.898,15€ as at 30 June 2010,has since been taken over by a bank,to whom further,separate debts were owed.Under Spanish Law,the bank has refunded to the Community the maximum that it is required to pay.This is the Community fees for the past two years,plus associated interest. A sum of Euros 6.061,54€ has been received into our funds. Remaining debt on that property--from more than two years ago--cannot be recovered and must be written off.

All remaining debtors are being diligently pursued for payment and/or are going through the legal process for recovery.We will continue to update progress achieved in each newsletter and at formal AGMs etc. As at 30 June 2010,total owing was Euros 24.013,13€, and as at the end September 2010,the figure had reduced to Euros 20.653,04€.

Security Matters

Please be sure to lock all doors and windows in your apartment. We have become aware of some attempted local break ins. Double locking front doors at all times will help prevent unauthorised access,and keeping patio doors closed and locked whenever feasible is strongly advised.There has been at least one attempted robbery via an open ground floor patio door.

Stolen Cars in Phase 1 Garage

During August 2010, three vehicles were found parked in the phase 1 garage without the permission of the owners of the spots concerned. The Benahavis police became involved and were able to confirm that two of the vehicles had previously been stolen in France. The vehicles were removed by the authorities,

EUC or Los Aguilares Annual General Meeting

Owners will no doubt be aware that our Los Eucaliptos Community contributes 22.078% of the Los Aguilares budget,based on our space coefficient. Remaining fees are made up from coefficient based fees received from other communities (eg Los Robles, Las Encinas and Los Arranyes) as well as from the developer owners of as yet unoccupied land within the Los Aguilares boundary. The golf course owners also contribute.

The AGM of Los Aguilares Community took place on September 2nd 2010. Our President was present,and able to exercise our coefficient based voting share.

An 18 month long budget was agreed, which will have the effect of aligning the Los Aguilares budget year--which had been July to June--with our own January to December period. This will enable us to set a 2011 Los Eucaliptos budget with certainty of what the Los Aguilares agreed budget requires,rather than estimating it.

The total annualised equivalent budget running rate from July 2010 to December 2011 for Los Aguilares was reduced by 5% when compared with the 2009/10 actuals. The total budget for the 18 months concerned is Euros 225.250,50€---the 12 month running rate is therefore Euros 150.167€, which compares with a July 2009 to June 2010 actual of Euros 155.341€ (the 5% reduction). Our community is required to pay 22.078% of that fee.

Full details of the Los Aguilares budget are available from Ana Munoz,but in summary the cost centres cover the following cost categories: garden maintenance,road lights maintenance,sewage station maintenance,repairs,electricity consumption,irrigation water,replacement plants,sewage station products,consumables,pest control,security,insurance,administration fee,office consumables,bank charges,mail charges

Painting

As approved by the Los Eucaliptos AGM,and then quantified by the subsequent EGM, the Los Eucaliptos Community has agreed to levy a collective Euros 40k from members in order to pay for the painting of iron structures across the property.It is planned that the work be undertaken around April 2011, and the scope covers garage doors,pedestrian gates,railings in all buildings,terraces and pergolas. Whilst a number of quotations for the work were presented to the EGM,no contractor has been finally selected.Owners are invited to present any further alternative quotations at the next AGM in early 2011.

Quotations for the white structures in the Community were presented at the EGM,and will be further discussed at the next AGM.This painting work will be scheduled at a later time.

Summer Problems in 2010

During summer 2010,there were many visitors and owners present in the Community. We hope that everyone experienced an enjoyable visit. However it is apparent that not everyone respected the rules of the Community and a certain amount of damage has occured. This should be paid by the owners concerned,even if it has been caused by tenants or short term lets of properties.As an example,some sun beds have been broken or have even been thrown in the pool. They are very expensive to replace.There are currently no funds available or allocated to do so

Water Supply

Whilst the water supply company has been changed at the behest of the Benahavis Town Hall, the Community has not yet received any charges for usage--individual apartments are metered separately.The Administrator and the President have been in contact with Aguas Benahavis over the past two months.We still await invoices for the general Community usage from February to September

Summary

Once again,we hope that the newsletter is helpful.Your suggestions for content in any future edition would be most welcome!

Bill Rees
President,Los Eucaliptos Community