LOS EUCALIPTOS

NEWSLETTER – SEPTEMBER 2014

Dear Owners,

Please find below updates on various issues currently affecting our Community.

Debtors
Since the last newsletter at the end of May, there has been some progress made on the recovery of overdue debts. At the 1 January 2014, there were 19 defaulting debtors totalling €43,172 of which 11 were posted on the Community boards. 6 out of these 11 debtors have cleared their balances during the period, leaving the following still outstanding at the close of September:

B4-4 €3,248 Remains subject to Spanish Court proceedings
B4-5 €2,076 Passed to Eurofees Debt Recovery
B8-2 €19,828 Legal procedures continue
B11-2 €374 Amount now due from Santander
B15-1 €5,103 Being dealt with by Eurofees Debt Recovery

The remaining 8 debtors have now cleared or reduced their balances, leaving the following still outstanding at the close of September:

B12-2 €2,349 Legal action pending
B14-4 €2,777 Legal action pending

Finally, during the year to date, 8 further debtors fell into default of which 5 have now cleared their balances, leaving the following still outstanding at the close of September:

B3-3 €1,161 Passing to Eurofees Debt Recovery
B8-1 €855 Passing to Eurofees Debt Recovery
B12-3 €2,256 Legal action pending

The Committee would like to thank all those Owners who have been paying their maintenance fees by the close of the first month of each quarter and to assure them that recovery of the remaining debts continue to be a priority for both the Administration and the Committee.

Operating Expenses and Cash Flow
Operating Expenses for the 8 months to 31 August are running close to budget even though we incurred unforeseen costs in finding and fixing the leak to the Phase II pool. However, we are expecting an unusually high pool and garden water bill for the third quarter due to the extreme temperatures that were experienced during those months. Any overrun at the end of the year is expected to be well covered by the 2014 5% reserve fund. Meanwhile, all expenditure continues to be reviewed and if not budgeted, authorised monthly. A report comparing actual expenditure against budget is also produced quarterly.

Cash balances at 31 August totalled €71,000 and the Cash Flow projection at that date shows an expected closing balance, subject to any unforeseen events in the last four months of the year, of approximately €60,000. Whilst the process of building cash reserves for future major and unforeseen expenditure is progressing, we still have some way to go before Owners can feel confident that we have enough resources to maintain the high quality of the Community that we all expect.

Security
We are pleased that there have been no reports of burglaries or attempted break-ins over the Summer. However, Owners should continue to be vigilant and keep their front doors locked at all times, whether they are in the apartment or not, and if using the security gates ensure that they are shut after use. If unauthorised entrance is suspected then please ring security immediately on 952 92 71 81.

Change of Car Park Access Codes
As part of the ongoing security review we will be changing the access codes to the car parks. Owners will be informed of the change date in advance and given instructions on how to alter their key fob code.

Cats and Dogs
As reported in May's newsletter a programme began in June, with Benahavis Council, to capture and remove all cats from the Community area except for those who were chipped or collared. The process has been extremely effective but the risk of new arrivals, who will be dealt with in the same way, still remains. Owners are therefore again reminded that their cats must be chipped or collared otherwise they will be captured and removed.

We have recently found that dogs are being allowed to wander freely around the Community and as a result have been fouling the grounds. Please would all dog owners observe the rules and keep their dogs on leads at all times. Also note that larger dogs should be muzzled. In future, any unsupervised dogs will be reported to the authorities and removed.

Television Reception
Telefonica has now completed the laying of fibre optic cables along the Ronda road and in to Los Arqueros. A number of independent companies are now assessing the interest from communities in Los Arqueros wanting to be connected to this system. The cable would be routed to each community and then to each apartment. The companies concerned would provide a fast and reliable internet connection with speeds from 6 to 100 megabytes, a landline service, paying for only calls made and no line rental and TV packages from a choice of 60 Spanish, 120 International and 15 HD channels. Discussions are taking place about extending these cables to Los Aguilares communities and we will keep Owners informed of progress.

Disposal of Large Household Items
Benahavis Council have reminded us that if Owners wish to dispose of large household items (Sofas, Fridges, Garden Furniture etc.) they must not be placed in or around recycling bins. Please call 952 85 57 15 and they will collect the items free of charge.

Summer Disruption
This summer has seen some extremely disruptive behaviour by holiday renters, including damage to Community property, particularly in the pool areas. Please would Owners who rent out their properties for holiday purposes ensure that the renters are made aware of the Community rules and regulations. Copies of these may be obtained from Habisben on 952 85 33 80.

This problem is not limited to Los Eucaliptos; following a trial run this summer by Casesa supplying additional security to 3 communities with 5 pools, several other communities are now in discussion with Casesa about also employing security guards during July and August next year to prevent such disruption. In the meantime, Owners should understand that if there is direct and clear evidence that their renters/guests are causing serious damage then they may be required to reimburse the Community for any costs incurred.

Los Aguilares Golf
At the Los Arqueros Golf & Country Club AGM, held on 12 June, a 50 year lease contract signed with Las Angosturas de Benahavis SA in respect of the land belonging to Los Aguilares for the purposes of developing a 'golf project', was ratified. The Club confirmed that this was the only viable option as it could no longer afford to maintain the partially completed course and furthermore it did not have the necessary

cash to complete the original project or build a training centre with a driving range and a 9 hole par 3 course.

The Las Angosturas Group owns the El Higueral 9 hole golf course and it is understood that they wish to develop part or all of the Los Aguilares land as golf holes. However, progress is not expected anytime soon as the final approval for the land to be developed for golfing purposes still has to be agreed by the Junta de Andalucia and Benahavis Council. We will keep Owners informed of any developments.

Malaga Court Ruling

The appeal against the original judgement by the Marbella Court in favour of the Community, regarding the installation of a Jacuzzi at B3-6, has been rejected by the Malaga Court. The Jacuzzi has already been removed and we are now proceeding to recover all legal fees incurred by the Community on this matter.

Bill Rees
President