LOS EUCALIPTOS

NEWSLETTER – SEPTEMBER 2016

Dear Owners,

Set out below is an update on the various issues currently affecting our Community.

Debtors
At the close of September there were three outstanding debtors; the outstanding amounts are currently B8-2 €31,003, B15-1 €15,770 and B1-4 €526 In the cases of B8-2 and B15-1, legal procedures for their recovery continue. In the case of B1-4, recovery is currently being sought directly by the Administration.

Cash Flow and Operating Expenses
The cash flow projection for the year shows an estimated closing balance of €90,000 after taking into account the cost of painting the ironwork and the repayment of maintenance fees in July. Operating Expenses at 31 August show an adverse variance against budget of approximately €6,000 and this is mainly attributable to the need to replace the water supply pipes, mainly in Phase 1, after we experienced a number of failures over the summer. This now means that both Phase 1 and 2 pipes have been replaced.

Painting of Ironwork and Stairwell Floors
The painting of the ironwork is scheduled to start on 1 November and be completed by the end of the year. Further information will be sent to Owners shortly. The cost of the work, which will now include the painting of all the metal doors, is expected to be €27,800 and will be funded from reserves. Following advice from the painters that the stairwell floors were still in reasonable condition it was agreed to carry this work over to next year.

Refurbishment of the Pools
Refurbishment of the Phase 1 pool was scheduled to take place in November and the Phase 2 pool in 2017. However, the contractors have recommended that this work be carried out after the winter and therefore both pools will now be done in 2017 prior to the start of the season.

Problems with the drainage system adjacent to Los Eucaliptos and Los Robles
Owners will be aware that this summer a sewer pipe in the golf area close to Los Eucaliptos and Los Robles was found to be broken. As a result, many residents were affected by the unpleasant smell coming from the area. We believe this may be due to the pipe being unable to cope with the waste from all of the Los Aguilares communities but the President and the Administration are working with the Macro to resolve the matter. A formal complaint was sent in June to the Council on behalf of the owners.

Disposal of old furniture and equipment
Despite a note from the Macro-Community being sent out by the Administration in June, Owners are still depositing old furniture and equipment by the recycling bins at the end of Avenida del Mar. This is not only illegal but makes the general area look run-down. If you wish to dispose of such items please call the Town Hall on 952 85 57 15 and they will collect them free of charge.

Bill Rees
President