

Welcome

As you may have noticed, we've changed the name which will hopefully reflect more what it's about, which is keeping owners informed. We have a lot of great owners who are very engaged with our wonderful resort, and we will do our best to make sure you know what is happening. We'll only know from your feedback if we are getting it right so please mention it if you see us (in some cases eventually!)

There is quite a lot going on at the moment so bit of a long read but we hope worth it.

Committee

Firstly, we are sad to report Nicky Mason was finding an issue with time for personal reasons and has had to leave the committee. I'm sure you will all join us in thanking Nicky for her community service and wish her well for the future.

We have had our first (zoom) committee meeting and the minutes are on the website so won't repeat them here, other than to say good progress being made and it was very useful having Joni from Communimas join us. The plan is 4 formal meetings a year following each quarters financial reports.

AGM

As you may recall there were some votes for changes at the AGM and we had asked you to hold on any actions until we clarified them. The guidelines for this are attached to this mail. The objective was to ensure the changes are fully understood and all owners' interests are represented. There is a fine line between allowing changes and disturbing the overall appeal of the community and we have tried to get the balance right. If you feel you need more clarity, please let us know.

Upper Pool Garden Development

As reported at the AGM, last year ended with a surplus in the accounts for reasons previously given. This has been used for several maintenance operations, but we also wanted to take the opportunity to enhance the environment. There has always been a contrast between the pools, with the upper pool looking quite barren in comparison with the lower pool. Jason and Jodi Burnett have created a design which is consistent with the garden theme and will provide both visual improvement and shade.

They have secured a very good deal on the plants and work will commence (we hope!) end of May, beginning of June just before peak season. Needless to say, the plants have been chosen for low water consumption and maintenance. We're really looking forward to seeing the change!

You may also have noticed the pool structures have been repainted and the waterfalls are working again after a 4-year hiatus. We are in the process of swapping some very old sunbeds for ones already held in reserve and giving all the beds a good clean down. We wish we could upgrade them all to the lagoon standard beds (and colour) but the budget won't cover that yet. We'll have a look at some proposals for the future.

Cleaning Contract

After extensive discussions we have now agreed the new contract with our current gardeners, Burnett. Judging by the comments on Facebook there's agreement they do a good job on the resort's gardens, and we have agreed what we think is a very fair price for the service, which will last 3 years. You will notice one change when it arrives, a ride on lawnmower, which will significantly reduce the time taken to mow our very large lawns. It will save time, releasing more resource for general maintenance of the gardens. When you consider the size of the gardens, just 2 gardeners have a lot to cover. By not covering holidays in the off peak times we can nearly cover the extra cost of the mower and get the benefit all year round.

Garage door grill and surrounds

The last project planned from the budget is the replacement of the grill above the garage doors. Too many owners first site of their bloque is a rusty grill and painting has proven a short-term solution. To both improve the look and remove the maintenance costs the grills are being replaced with plastic versions which will only need a wipe down occasionally and don't rust.

Alarm Sensors

Paul has been driving this, with concerns about the alarms not working due to due faulty sensors in garage storerooms. Thank you to all the owners who did send keys as requested. All the bloques have now been checked and we are awaiting a report. We can advise in at least two cases the sensor lead had been cut! Whilst we are talking about the storerooms another safety issue identified has been using the lighting circuit wiring in the store rooms to power appliances. Not only is this potentially a fire risk but also a cost to the community electricity bill we all pay for. If you have done this, please get it changed as soon as possible for everyone's sake before we have to take action.

Speed Limits

Many of us have not been to Spain for some time and may now be aware there has been a significant change in speed limits on the urban roads, which is actually most of them.

New limits are:

- 20 Km/h on roads that have a single lane with one way traffic and with a raised path/sidewalk
- 30 Km/h on roads with one lane in each direction (down from 50Km/h)
- 50 Km/h on roads with 2 or more lanes per traffic direction. Vehicles carrying heavy or dangerous goods 40 Km/h

Fines have also changed; except they are up not down.

Restaurant

And finally, as you are probably aware, we have a great restaurant on site at the lagoon, open 7 days a week 9.00 to 23.00. Reports back on the food are very good and would imagine many of you are like me very keen to try it out. Enjoy!

Thanks; *Chris, Paul, Jason & Kholoud*