

PRESIDENT'S REPORT

Annual General Meeting – 13 JUNE 2016

Urbanization El Olivar De Buenavista

I reported at the AGM May 2015 that all the legalities and documentation for the Urbanization had been signed and issued.

The only responsibilities for the owners on the Urbanization are the green area by the river, the sewage station and the personal letter boxes.

Progress with matters that are the responsibility of the Town Hall have not always been as responsive as we would like as we have to accept that the Town Hall has other priorities, particularly with the actions in working with SOHA. Never-the-less we have been regularly meeting with the Mayor in pursuing the matters that affect ourselves as an Entity.

- 1) **Green Area by River**: A small working party has been set up to discuss and provide proposals for this area. From the initial meeting we asked the Town Hall for assistance in determining the extent of our responsibilities and suggestions for what the Town Hall was looking for in this area. We require the project to be pleasing to the eye with minimal maintenance. The Town hall commissioned surveyors and have produced an accurate plan of the area. We are asking several professional landscape contractors to submit proposals and prices for consideration and approval.
- 2) **Community Area**: No progress by Town Hall due to lack of funding. It has been put on the forward planning register for future funding. Detailed plans will be produced for discussion before any work commences.

- 3) **Procedure for recovering unpaid fees from owners:** The process is that after each AGM a schedule of outstanding fees for each owner is submitted to the Town Hall, who in turn issues the schedule to the PATRONATO for them to collect the debts from the owners using the legal systems available. All money collected is given to the Town Hall the following February, who in turn transfers it to the Entity's accounts. €1340 (euro) received May 2016.
- 4) **Street Lighting:** Despite many promises that the contract with Endesa has been transferred to the Town Hall for payment, we have still been receiving and paying the invoices by direct debit from our account. We have had many promises of reimbursement but nothing received at present, (but hopefully by this meeting). In fact we still paid approximately €134 in May 2016. As instructed by Mario we have demanded the money back from the bank, who in turn will advise Endesa that it is not our responsibility. Hopefully the Town Hall will now sort it out quickly before the lights go out.

Repairs to street lighting have not always been as speedy as we would like, with me constantly reporting six lights out for several months before they were repaired. Each time any lamp fails they are replaced with low energy LED lamps.

- 5) **Street Cleaning:** We are constantly reminding the Town Hall to keep the road free of leaves and litter and to apply weed killer. We managed to get a visit in April. I will be reminding the Town Hall of the need to do it again immediately after the Feria. It would help improve the appearance of the area if individuals could look after their own frontage as it is clear that the Town Hall will not be as responsive as most of the residents would like. We may have to supplement the Town Hall visits by paying for additional visits from our funds.

- 6) **Signage**: Our request for a stop sign for vehicles entering the Urbanization from the Atila road has been erected following a number of near misses. The road traffic calming bumps and 20kph speed signs are still pending. I would request all drivers ensure that they reduce their speed on the Urbanization as far too many cars and motor-cycles travel too fast and don't look or slow down at the cross and side roads.
- 7) **Refuse Bins on Main Road**: Our request to re-locate the bins on the main road is still pending. The Town Hall said that moving them across the road just moves the problem to the Urbanization on that side of the road. New locations are being considered, including the funding for the underground type.
- 8) **Dogs on the Urbanization**: A number of complaints of owners allowing their dogs to roam the streets unattended, or leaving them home alone to disturb the peace by barking day and night, have been received. Could owners please ensure that their dogs are not left to roam or cause any unnecessary disturbance.
- This is not strictly an Urbanization Committee responsibility and any residents that witness or experience such problems should try and resolve with the owners concerned, and only if that fails then they should report the issue directly with the Town Hall/Police Local who have very strict legislation on dogs not being on a lead or causing a nuisance.
- 9) **Responsibilities of Urbanization Committee**: I would like to clarify our responsibilities now that all the legality and adoption of the completed works have been formalised.

The responsibility of the Entity is only that of the Sewage Station, Green Area by the river (and by default the Post Boxes.) All other matters, ie roads, footpaths, street lighting, drainage, water, Urbanization unpaid fee collection, public order and the like, including the central community land, are solely the responsibility of the Town Hall.

As we are an Entity (rather than a Community) any matters that affect these services, or issues arising, can and should be reported directly to the Town Hall by any individuals who are affected.

It is not the committees responsibility to get involved in personal or neighbour disputes. Although I am happy to assist and take forward any issues that affect the whole of the Urbanization.

- 10) **Swimming Pools not on Escritura**: Some owners selling their houses have been advised that their swimming pool is not shown on the Escritura. Some have been quoted quite large fees for amending the documents. I believe some of these fees are inflated due to Solicitors' believing that backdated IBA is due on the Pools. I advise anyone who has this issue to contact our Administrator at the time.

- 11) **Accounts/Budget for 2016/17**: We will discuss this during the specific agenda item, but it is my proposal that we keep the present €16 per month for a further year. My reasons being, although our electricity consumption for the street lights is now the responsibility of the Town Hall and our Administrator's fees have been reduced, we still (at the time of writing) have not received any reimbursement of the Lighting costs we have paid since Sept 2014.

We still have a large commitment to maintaining the sewage station and the electricity supply to it. The system is now 11/12 years old and we can expect more breakdowns and possibly the need for replacement pumps etc.

We also require funds to carry out our obligation to the maintenance of the green area and the works to make it into a park area, which presently is an unknown quantity.

We have absorbed increased costs to electricity and sewage station maintenance over the last 11/12 years without any increase in the Urbanization fees.

Post Box. 3K
Dep. 1-2K
clean sheds

I would also like to propose two projects to be funded by the Entity.

- a) The provision and installation of a Defibrillator within the Urbanization, (to discuss under specific Agenda Item).
- b) To upgrade or replace the letter boxes at the top of the road.

2, Permission to clean roads when T.H. does not
I would like to have adequate funds available to continue all our maintenance commitments and responsibilities and have funds available to continue to work with the Town Hall on continuous improvement in maintaining our position of Premier Urbanisation within Alcaucin.

If anyone has any comments or questions please don't hesitate to contact me via email (johncuff@hotmail.co.uk).

Tidy up front garden, by post boxes

J H CUFF (President)

Useful contact details:

Alcaucin Town Hall	952 51 00 02 and 952 51 00 20
Email	info@alcaucin.es
Municipal Police	952 51 00 02 and 615 56 44 97
Guardia Civil	952 53 60 17

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