

# **PRESIDENTS REPORT AGM 6th MAY 2015**

## **Urbanization El Olivar De Buenavista**

In my report at the AGM 7th October 2013 I announced that all of our Objectives had been achieved, ie

(1) That the Town Hall agreed adoption of the Urbanization from December 2010 and inclusion in the Alcaucín Revised General Plan of Urban Land.

(2) That the Town Hall had agreed to sign the agreement for shared maintenance responsibilities and costs (as previously detailed).

(3) That the Town Hall through their legal process undertakes enforcement claims against owners with outstanding entity maintenance fees, including seizure of properties to recover sufficient funds as necessary.

I was promised at the time that the documentation would be produced for *signing* within a few days to fully formalize these agreements. We have delayed this AGM awaiting full completion of all documentation.

I can now finally report this has been fully completed.

It took the Town Hall until June 2014 to produce the required documentation. This was signed by the Mayor and me, in July 2014, but it still had to be registered with the Junta De Andalucía Regional Administration in Malaga. This was confirmed as registered 26th September 2014, (almost 12 months to the day from getting their agreement to sign).

We have now transferred the street lighting contract and payments to Alcaucín Town Hall. We have also submitted a claim for reimbursement of the electricity account from last September (date of registration with Malaga).

We are also lobbying the Town Hall to meet all of their agreed commitments.

Late last year we managed to get the Town Hall to clear the weeds from the communal land. We have cleared the overgrown trees and weeds from the public access waterway that runs through the Urbanization, with a promise this will be kept tidy in future by the Union responsible for the water course. This work is required again and requests have gone to the relevant parties.

We have carried out our responsibility of keeping the green area tidy and had our streets cleaned and weeded 2/3 times during the year. The Town Hall weeded and cleaned the streets during April 2015.

The Sewage Station is now running efficiently with all samples taken last year meeting EU standards. We have had two instances of someone discharging dirty water into our drains, causing the bacterium that cleans the sewage to die and we have had to inject further bacteria to get the station up to standard again. The matter has been reported to the Town Hall and the Guardia Civil, but we need to catch them in the act. If anyone sees a vehicle discharging into any of our drains or sewage station, please take details and report it immediately.

We have had the Town Hall complete a fumigation process to the manholes on the site to try and eliminate the growing number of cockroaches and rats that were observed last summer. Owners are recommended to provide additional protection within their own properties.

Other actions taken are:

(a) Provision of a map showing casa numbering at the entrance to the Urbanization.

(b) We have again written to the Town Hall requesting the repositioning of the rubbish bins to the opposite side of the road as they cause a serious safety hazard by obstructing the view when leaving the Urbanization by car, particularly when someone has also parked to dispose of rubbish.

(c) Now we are fully adopted with a signed and registered agreement we have requested the Town Hall to provide traffic calming bumps down the main access road. Nothing will happen with these requests until after the elections of the council and new mayor. I want to set up a joint working group with the Town Hall and ourselves to work together in getting the common land developed and our obligation to the green area agreed and completed.

We had some excitement during last summer when casa 77 was occupied by squatters; fortunately this was quickly resolved by the issue of a Court Order. The squatters moved on before it came into force, but an EGM was called to discuss the issue and recommendations were made to protect ourselves from future occurrences, (minutes of this meeting have previously been issued).

Dogs: Although much improved, can I remind owners that LEGALLY, dogs are not allowed on the Urbanization UNLESS THEY ARE ON A LEAD. We have had a couple of instances where large dogs have been left uncontrolled and roamed the Urbanization attacking other dogs on leads. All cases will be reported to the police. Also it is a criminal offence, subject to hefty fines, for owners not to pick up after dogs fouling the streets.

Debtors: Most owners are now paying the Urbanization fees, with many making efforts to reduce their arrears. Unfortunately there are still a few exceptions, but make no mistake the fees are a legal requirement and will have to be paid. The responsibility for collecting this debt now rests with the Town Hall who have issued demands through the Patronato in Velez Malaga. We know that some residents have paid through this method, but to date we have not received statements of account or any of the collected debt. These debts are collected with an added fine and administration costs, so it benefits residents to meet their obligations directly to the Urbanization accounts.

Accounts/budget for 2015: We will discuss this through the specific agenda item, but it is my proposal that we keep the present 16 Euro per month for a further year at least. My reasons for this are although our electric consumption for the street lights is now the responsibility of the Town Hall and our Administrators fees have been reduced, we still have a large commitment to maintaining the sewage station and the electricity to it. The system is now 10 years old and we can expect more breakdowns and possible replacement pumps etc. We also need funds to carry out our obligation to the green area. We have absorbed increased costs to electricity and sewage station maintenance over the last ten years without any increase in the Urbanization fees.

So until we receive the debt collected by the Town Hall we need adequate funding for our planned work. Hopefully when we receive the outstanding debt, we can look again at the fees with the proposed working group to continue to improve our Urbanization and maintain our position of the leading Urbanization within Alcaucín.

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

Thanks.

John H Cuff

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