

30 August 2026

Apollo Heights – Village Update

Leaks

We continue to have several leaks within the communal irrigation system that require attention. Repairs have been delayed due to the need for specialist assistance, given the complexity and age of the existing irrigation network.

In the meantime, the gardeners have been managing the system by switching the irrigation on and off intermittently and only when watering is required. They have been undertaking this additional work, including outside their normal contract hours for up to an hour at a time, without additional charge to the community. They have also committed to continuing this arrangement until the leaks can be repaired.



Private Garden Irrigation

The Committee has continued to receive reports that water is not reaching some private gardens. On inspection, it was found in some cases that private garden irrigation systems were connected to the communal irrigation network.

It has also been brought to the Committee's attention that some owners may have understood that irrigation water supplied to their private gardens through the communal system was provided free of charge. **This is not the case.** Communal irrigation water is charged to the Apollo community at the same rate as drinking water. Consequently, water used to irrigate private gardens through the communal system is ultimately paid for by all owners, including those who do not have private gardens.

Owners are therefore reminded that it is their responsibility to ensure that their private garden irrigation system is connected to their own private water supply. Where a private irrigation connection to the communal system is identified, it will be disconnected and the owner notified where possible.

The intention is not to apportion blame, but to ensure that the irrigation system is used correctly, that owners have a reliable water supply for their private gardens and that the community does not inadvertently bear the cost of watering private gardens.

Refurbishment Programme

The refurbishment of L-block and the round planter between H and I Blocks has now been completed. As part of our ongoing water-conservation programme, the planters have been finished with decorative stone and drought-tolerant Plumeria plants. Work will continue on other planters as funds permit.



The programme to create a firebreak around the whole of the village will also recommence shortly. The work was paused during the hottest summer months, particularly during August and September, when long grass and vegetation can present increased risks associated with snakes.

The programme is expected to resume from October, when conditions are more suitable for carrying out this work safely.

Storage Room Corridor Lighting

Work has commenced to replace the existing light switches in the storage-room corridors with push-button, energy-saving switches. These will help prevent lights from being left on for extended periods and reduce unnecessary electricity consumption.

It was also discovered that the existing wiring system is not ideally suited to the number of light fittings currently installed, resulting in several lights becoming unserviceable.

Rather than undertaking an expensive rewire, a more practical solution has been identified. Bulbs will be removed from every other light fitting, reducing the load on the existing switching system. This simple and cost-effective measure is not expected to have a noticeable effect on the overall brightness of the corridors while avoiding the need for expensive rewiring and associated repairs.

Streetlight Improvements

The damaged streetlights in the circular area between H and I Blocks have now been replaced with new post-mounted lights. This has restored lighting to an area that had previously been particularly dark.

A similar replacement has been made outside H-block, restoring lighting to an area where a streetlight had been out of service for some time. The original fitting could not be repaired because the required internal components were damaged or unavailable.



Street Lighting

The Committee received two separate reports that the streetlights between C and F Blocks and those along the pedestrian path leading from the village towards the road were not working.

On inspection, it was found on both occasions that the trip switch controlling this section of the lighting system had been switched off. Our electrician inspected the system and confirmed that the trip switch was serviceable and that no fault had been identified within the electrical panel.

To prevent a recurrence, the relevant electrical panel has now been secured with a padlock, and there have been no further incidents.

Owners are reminded not to interfere with electrical panels, timers or other equipment controlling the streetlights. Interference could result in damage to equipment and presents a risk of electric shock. Any concerns regarding street lighting should be reported to the Committee so that they can be investigated.

It is also important to recognise that adequate street lighting is not simply a matter of convenience or comfort but is an important safety issue. There have been two incidents involving falls in poorly lit areas, one last year and another only a few weeks ago. In the most recent incident, an owner from H-block fell and sustained physical injuries. These

incidents demonstrate the importance of maintaining adequate lighting throughout the village during the hours of darkness, particularly in pedestrian areas and along routes regularly used by residents.

Streetlights and Owner Comfort

The Committee also received reports from Aphrodite Hills that some owners have raised concerns that the streetlights remain illuminated for too long during the night and that this affects their comfort.

Historically, the streetlights operated from sunset until midnight. Following a request last year from Brinks Security, the operating period was extended as a security and safety measure.

In addition, because of the level of activity associated with rental properties within Apollo Heights, some rental companies have manually switched streetlights on during the night. On occasions, these have subsequently been left on during daylight hours until the issue was reported to the Committee. This has resulted in unnecessary electricity consumption being incurred by the community.

In response to concerns regarding the effect of street lighting on owners' comfort, the Committee will undertake a review of the existing streetlight arrangements and consider how they might be improved to address the various concerns raised.

One option being considered is the replacement of the existing streetlights with lower, post-mounted lights. The current streetlights are costly to maintain, require the hire of specialist equipment to access them and can result in areas being without adequate lighting for extended periods while repairs are arranged – even for something as simple as replacing a bulb. In contrast, post-mounted lights are more accessible, easier and less costly to maintain, allowing repairs and bulb replacements to be carried out quickly and lighting to be restored with minimal delay.

This option will also provide a more appropriate level and distribution of lighting throughout the village while also reducing concerns raised by owners regarding the current fittings, including light shining directly into bedrooms and other private areas.

As shown in the photographs, the existing light on the left is positioned at a height that allows light to shine directly into the apartment. The new, lower post-mounted light significantly reduces this issue while continuing to provide adequate illumination to the surrounding area without shining directly into the apartment.

The proposal will be considered further and, if appropriate, presented to owners for consideration at the AGM.



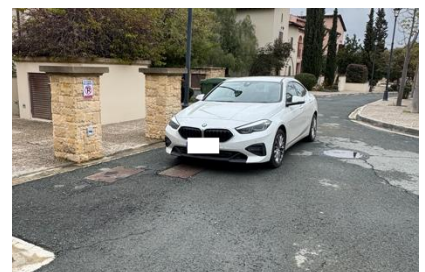
Poor Parking Practices

Poor parking practices continue to be an issue in some areas of the village.

Owners are reminded to use their designated parking spaces and to ensure that their guests do the same. Where additional parking is required, vacant visitor parking spaces should be used where available.

Parking on pavements or in another owner's designated parking space should not take place unless the owner's permission has been obtained. The fact that a designated parking space is vacant should **not** be taken as an indication that the space is available for use by others.

Owners are asked to ensure that their guests are made aware of the parking arrangements and respect the designated spaces of other residents.



VRV System Switch-Off

The planned VRV system switch-off was completed at the end of July.

Residents should be aware that the block lighting circuits remain connected to the VRV I-controller so that block lighting charges can continue to be apportioned fairly.

If you experience any problems with the lighting within your block, please contact the Committee so that the matter can be investigated promptly.



ATOM Pest Control

ATOM continues to attend the village on a monthly basis and carries out routine pest-control measures throughout the communal areas.

There has been a noticeable increase in cockroach activity this year. During recent inspections, ATOM identified cockroach infestations in two main sewage drains. These areas were treated and are now under control.

ATOM has advised that owners should remain vigilant and notify the Committee if they observe excessive cockroach activity in communal areas so that appropriate action can be taken promptly.

Sewage Drains

The annual inspection of the sewage drains has now been completed.

Several drains were once again found to contain roots and accumulated mud, resulting in minor blockages. However, the main recurring issue continues to be the disposal of wet wipes through the toilet system. A significant number of wet wipes were found within the drainage system and these are a major cause of blockages.

Owners are therefore reminded not to dispose of wet wipes down the toilet, even where the packaging states that they are flushable. Wet wipes do not break down in the same way as toilet paper and can accumulate within the drainage system, contributing to blockages and unnecessary maintenance costs for the community.

