

**COMUNIDAD DE PROPIETARIOS CALAHONDA PARK
CALAHONDA PARK HOMEOWNERS ASSOCIATION**

C/ Beamar de Calahonda 7, Urb. Sitio de Calahonda, 29649, Mijas Costa, Málaga.

☎ (00) (34) 952 93 18 50 ✉ calahonda@fisem.com

SPRING NEWSLETTER 2023

Dear Fellow Owner,

I hope you are all well and enjoyed the Festive Season and those of you living here will know that over the past month we have experienced exceptionally cold and adverse weather, heavy rain, high winds - all to the extreme.

CAR PARKING PROJECT:

I am pleased to report that, at last, the project has been completed, subject to painting of the white lines and yellow where no parking will be permitted. We have included in this a reversing space, some spaces from the green wall, which will be marked out in yellow to enable cars to turn around and therefore park closer to the forest wall.

FELLING OF THE PALMS:

We have now had to cut down two of the palm trees adjacent to the large pool as they were found to be dying. However, at first, when we requested permission from the Council, they refused and advised that we treat them. This we did, knowing that it would not work, and eventually they agreed they must be cut down (thus causing the community to pay twice which could have been avoided if they had listened to our Gardener and our recommendation in the first place!).

A third palm had to be felled because it had been planted too close to the building of D Blq and the roots had eroded the sewage drains and contributed to the large problem we experienced prior to Christmas.

Other drainage problems affecting ground floor aptos are caused by misuse of residents, allowing items other than toilet paper to be put down the toilets. We are continually reminding residents that you DONOT put anything down the toilets....only toilet paper and TOILET PAPER ONLY...other sanitary object must be disposed of in a receptacle for basura inhouse.

In addition when using the washingmachine it is advised by our community Plumber not to use powder but liquid or liquid sachets. Powder can congeal with grease from dishwashers and form brick-like blocks which in turn block the normal running of effluent through the community drains.

We have also had to prune some of the pine trees in the gardens because some branches were touching apartment terraces. In addition we have had to fell a pine tree which was



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resting on the roof of the pre-fabricated toilets and causing the whole structure to move. All work was completed with a full Permission from the Town Hall.

LONG TERM RENTERS:

I have noted that during the past year Calahonda Park has received more long-term renters and we hope that they are happy residing in our community. However, with the renters there appear to be a lot more young children and it is pleasant to see them enjoying themselves in our gardens. However, there does seem to be a lack of supervision on the part of parents and on more than one occasion both myself, my Vice President and other owners have had to criticise some of the actions of the children, running and screaming loudly throughout the gardens, passageways and using the lifts in their games. PLEASE NOTE! Young children ARE NOT permitted to use any of the community lifts without being accompanied by an adult. This is in our Community Rules and includes prohibition in the use of bicycles, skateboards and monopatiners along community paths.....further, ball games continue to be played in all areas of the community.

Once more I ask all of those owners who rent to ensure that their renters are fully aware of our Rules and Regulations - these are exhibited on all passageway Blq walls.

DOGS ON THE COMPLEX:

With the long-term renters the number of dogs in the community appears to have increased considerably and once more - I impress - it is the responsibility of the owners to advise on all regulations - not only in exercising but also heigene requirements. In the event of the animal urinating or fouling in the gardens or paths it is common sense and respectable to clean up with water spray and poo bag after an event. This does not seem to be happening. Owners! Please rectify this as soon as possible.

HELICOPTEROS SANITARIOS:

Quite a number of our residents will be familiar with this company who have been on the coast for many, many years, and provide extra assistance in medical care and I know that a number of you are already registered with them, particularly some living alone.

Recently the company approached us offering a service to the whole community and covering(in the event of an incident) all residents and family, friends, gardeners, service providers when on site at any time. For this service each owner would need to pay with their community fees 150€ per apto. Although this offer does appear interesting the drawback is that they cannot descriminate with debtors who would also benefit from this service and leaving the community to chase for those who did not pay.



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Considering the number of debtors to the community (and some of which are exceedingly high) this did not make the offer very attractive. However, HS are always interested in recruiting other owners to their health cover and are offering discount to existing members who may introduce a new prospective member.

CAR PARK PERMITS:

During the car park project I have spent some time at night walking the area and noted a lack of Permits exhibited in many of the car windows. I am sure that a number of these cars belong to renters and I do not understand why they cannot be advised of the need to request such a Parking Permit (from the Community Office) and I think, once more, this comes down to the owner who fails to advise on many aspects of our Community Rules. Please, therefore, owners renting endeavour to rectify this failure because I am sure that in many cases those renters have no knowledge whatsoever of the existence of such Regulation.

ITE (BUILDING INSPECTION):

Four of our community Blqs are nearing 40 years old and, although the Law states that buildings of this age should be inspected after 25 years, Mijas Council have not yet implemented this Law and it may be a lack of qualified Technicians to carry it out. However, we are conscious of the fact that one day an inspection will be made and we could be putting our hands into our pockets to pay for repairs or modifications of items in these respective Blqs.

This is something that our community has always been conscious of and the need for a solid reserve to cover such consequences. Thankfully, over the years, past Presidents and Treasurers - and latterly myself with our present Treasurer - have seen the need for this.

In the circumstances we have now instructed an Architect to examine the four older Blqs in order to determine what possible improvements could be required, as and when such an inspection occurs.

We are fortunate that at the present time our community has a good reserve and it is hopeful that this prudent thinking over past years will help us over this hurdle when the time comes.

WELL PROJECT:

Although we originally looked into this matter back in 2019 we have still not been able to pursue it further at the present time. Following the Covid Pandemic and its subsequent hardship effects; considerable maintenance improvements - not to mention the car park project, the imminent and costly repair/improvement to the ground floor passageway



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between A16 & 17 and the possibility of an ITE inspection on the older buildings, your Committee have felt it prudent to wait a while. However, it is not forgotten and if only we could reduce the indebtedness caused by a small number of our owners we could do many more things, but that brings us back to the 'shambles' of Fuengirola Courts in their process of any speedy solution to cases now in their hands. Had Calahonda Park been less than 1 km further west we would have come under Marbella jurisdiction, where I am told cases are moving considerably faster than those in Fuengirola. However, we cannot do much about that other than continue to press our Lawyer to keep up the pressure on the Courts for early settlements.

THIS YEAR'S ASSEMBLY:

Our Financial Year will be coming to an end on the 28th February and our Assembly this year will be on the 29th April next (as approved at last year's Assembly).

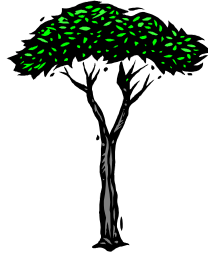
This is the second time that a Saturday has been requested by a small number of owners. In all my years living here we have always held this Assembly during the 5 day working week, thus avoiding additional cost to our coffers. It must be pointed out that Saturday Assemblies will incur additional professional fees for 3 persons - the Auditor, Lawyer and Administrator. Therefore, I would urge these owners to give further thought to this and try to see a way forward in approving future Assemblies during the 5 day working week.

I wish you all to know that I will not be putting my name forward for re-election this year and, therefore, all positions for President, Vice President, together with all Block Representatives and Garage Representative will be open for election. However, I understand that the existing Treasurer and Blq Representatives for B, D & F are willing to continue, if not opposed. Anyone wishing to put their name forward for any of these positions should send their application to our Administration, Fisem - for the attention of Pedro.

Since 2008 I have held the position of Vice President and President respectively throughout the period (including being a member of the Committee for the past 23 years) and feel it is time for me to hand the baton to a younger person.

During those years I have tried to fulfil my position and do what I felt was right for the community - in spite of criticism from some - and, hopefully, my successor will be able to maintain the standards which I inherited from my predecessors those years ago.

I have to end on a sad note by informing you that one of our long standing owners passed away just before Christmas last year and I am sure that some of you will remember Cyril Pettican from D Blq-. He was a kind man whom I knew for many years and I know is sadly missed by his family. A card of condolences was sent to the family on behalf of the community.



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Best wishes to you all,

SHEILA FURNELL.