



Comunidad de Propietarios Urbanización Elviria del Sol
Sameieforeningen Elviria del Sol
Carretera de Cádiz a Málaga km. 191, 29604 Marbella - España

Elviria, 16th November 2017

Information from the board and the administration

Dear all,

We hope you have had a nice summer and holiday in October at Elviria.

Please find information about Elviria del Sol (EdS) below.

You will also find the same information on <http://www.elviriadelsol.es>.

1. EdS office opening hours

The EdS office opening hours are: **Monday, Wednesday and Friday**, one hour between 11 and 12.30.

In case of other needs, you can visit Eva at SEO SERVICE office near Elviria del Sol.

Address: Urb. Parque Elviria N°5, between Waka Tapas and Saratoga restaurants.

Opening hours: **10 to 17h**

Telephone: **952830991**

Eva mobile: **616678511**

2. 2nd semester fee 2017

The collection of the 2nd semester started in July.

Debtors have been reminded by email or post, and we remind that it was approved to charge interest to debtors.

3. Lifts

According to the decision at the General Assembly (GA) 2017, installation of lifts is a responsibility for each house if wanted, and should be paid by each house.

This is according to the procedure followed by the four houses that already have installed lifts.

The board's only engagement in the installation of lifts will be to approve the construction and the exterior of the lift house in the patio.

4. Restaurant

In order to open the restaurant during the summer, a new contract equal to the previous was accepted at the GA. Due to internal problems, the restaurant was closed 05.11.17 instead of 15.11.17.

The Board will make a proposal together with Øystein Rambøl in order to continue the restaurant.

5. Internet

The wireless username and passwords are:

Username:	ElviriaSolControl0	ElviriaSolControl1	ElviriaSolControl2
Password:	ElviriaSolControl0	ElviriaSolControl1	ElviriaSolControl2

6. TV channels

The Norwegian TV channels at EdS are: **TV2 Zebra, TV2 Sport, TV2 News, TV2, NRK1, NRK2, NRK3.** If these channels do not appear, please re-tune/autotune your TV.

7. Works done or in progress in EdS

Painting of houses 2, 3, 4 and 17 has been done this year. In October/November painting of houses 18, and 5 will take place. Also painting of entrances has been done this year.

Entry phones: New entry phone at entrance 4 has been installed.

Irrigation systems. Change of irrigation areas from sprinklers to sweating hoses in areas where possible to reduce water consumption is being done.

Pest control: Cockroaches have been found in different apartments in houses 13, 16, 17 and 18. Treatment with gas are being done when apartments are available. Also, we have changed pest control company to see if this improves the problem. Finally, the Town Hall and Sewage company, Hidralia, have been informed of our problems and they have done pest control treatments outside our area.

Sewage system: New covers and changes on the pipes are being performed in order to avoid smell and cockroaches.

8. Entrance and house security, and security guards

Every year we have some incidents with burglaries, specially outside the area.

Please be sure that the gate is closed every time you pass.

All the expenses for the new closing of the area is useless if you leave them open.

There is now information at each gate, asking owners to keep doors closed.

We would also like to remind owners to keep doors and windows in the houses closed all time when you are away. If you have workers in your apartment they also have to obey the EdS rules.

The security guard is in the area during summer at 10 pm – 2 am, and after summer at 8 pm - 0 am.

9. Close water taps when you are away

Please also keep in mind that when you leave for long periods the water tap in the closets by the entrance to each house, should be closed so that no accidents can take place and leaks damaging your neighbours of community facilities.

10. Gardeners

Luis has been on sick leave for about 5 months, but is now back again. David was his substitute. Juan Antonio and Juanita will be on holiday in November.

11. Internal rules for EdS

Please be aware of the internal rules for EdS.

They are all to be followed. Co-existence rules as well as works in the apartments etc.

Two examples:

1. Air condition units must be installed according to instructions from the EdS office, in order to find a proper place, and they must be covered as shown in the picture.
2. No pets are allowed in the community.
It is not allowed to feed cats or dogs.



12. Lifeguards

The names of the lifeguards are on the notice board at the administration office. They have been doing a good job this summer too, as usual. The pool was closed by the end of October.

13. EdS has two bank accounts that can be used

La Caixa Account: 2100 9044 10 2200031431 IBAN: ES25 2100 9044 1022 0003 1431 BIC: CAIXESBB	Solbank. Account: 0081 0676 56 0001215727 IBAN: ES67 0081 0676 5600 0121 5727 BIC: BSABESBB
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14. Long-time parking

The long-time parking is for **maximum 6 months** when owners are away.

We therefore appreciate very much that you return the key to Eva in the EdS community office as soon as you are back.

If not, EdS will have to change the lock due to lack of keys.

Hence, the owners will no longer be able to park the car in the long-term parking.

15. House 7 water in cellar

We are still working on finding an offer and works to be done for the cellar in House 7.

If any other houses/apartments have humidity problems, please contact the EdS administration.

We thank you all for your attention, and we are working to improve Elviria del Sol, as always.

Eva Gausaker
Administrator

Torill Tresland
President and on behalf of the board