



Sameieforeningen Elviria del Sol - Comunidad de propietarios Elviria del Sol
Carretera de Cádiz a Málaga, A-7, 191, 29604 Marbella, España

Newsletter December 2023

EdS AGM

On Wednesday 5th of April we held our Annual General Meeting. Thank you to all those that were at the AGM and those who have visited the area this year.

We will hopefully have our next AGM on Wednesday on Easter week. This coming year that would be 27th of March 2024. We therefore remind those who would like to discuss anything in particular at the AGM, please send to the administration office before the end of January, so we have time to include it in the call and ask for offers etc if needed.

Fees

Fees for the second semester were sent 1st of July. Owners had one month (like usual) to pay for the 2nd semester fee without applying the extra charge for late payment. We are happy to say that this worked very well and 99% of the owners paid on time this 2nd semester 2023.

Fees for the 1st semester 2024 will be sent first week of January 2024.

PLEASE REMEMBER that late payers will be charged 20% interests.

Please remember Elviria del sol has 2 accounts that can be used, or you can also give the administration office your bank account and the fees will be charged directly in your bank on due date.

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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Internal rules for EdS

Please keep in mind internal rules which can be checked on the web site: www.elviriadelsol.es

We would like to mention especially the closing of gates to keep a safe area.

Also, and for security and aesthetic reasons, it is not allowed to leave bicycles, golf trolleys, shoes etc. that could obstruct or stand in the way for the neighbours. It is also forbidden to use the patio to store wood for the chimney or any other objects.

Internet

We would like to remind you that the internet is a private system, and all apartments have their own router. Your private password is usually written on the router itself or on the router's manual. The community has no access to this private information.

In case of internet failure you can contact BLAZE INTERNET on the telephone number: 0034 633 448 000 or WhatsApp/SMS on the number 0034 689 306 162

Lifts

Houses 1, 2, 3, 4, 7, 9, 10, 14, and 15 have lifts.

Long-time parking

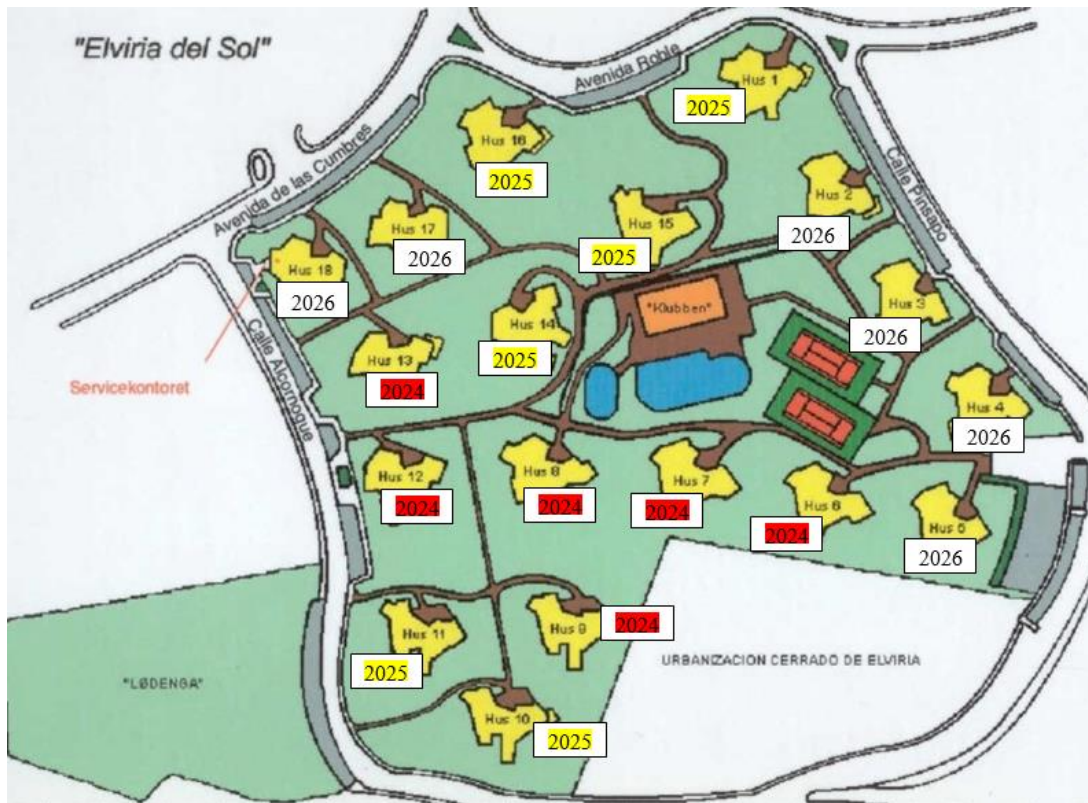
The long-time parking is for **maximum 6 months** when owners are away. We remind you that you must **return** the key to Eva in the EdS community office as soon as you are back.

Painting of houses

Houses 2, 3, 4, 17, and 18 have been painted during 2023. House 5 is still pending, but due to water restrictions it is not allowed to clean the building with the water pressure machine. We will see if it can be done during 2023 or if it will have to be postponed till 2024 (if possible and restrictions are removed).

So in 2024 we will either start with house 5 (if not done in 2023) or house 6 by the middle of January (if restrictions are removed), as well as depending on the weather and on Charlie's schedule. We take the opportunity to remind owners they need to leave the terraces as empty as possible for Charlie to be able to paint them.

To make it easier for everyone to know when their house will be painted, we have made the following painting map:



Painting map

Pest control

If you find cockroaches or rats, please inform the community as we are dealing with constant fumigation outside in community areas and also in some apartments. We would like to exterminate them!

PLEASE REMEMBER! To avoid ants, cockroaches, etc. please do not leave food on the kitchen benches and **SPEACILLY** do not leave rubbish on the staircases and patios.

Post

The post man is now delivering the post normally to the community office, Elviria service or to your post boxes directly. In case it is handed to Eva, Eva distributes them into your post boxes on her weekly visits to Elviria del sol.

Restaurant

Mustafa has been operating the restaurant during 2023. Remember you can make reservations on his mobile:
<http://www.elviriadelsol.es/index.php/restaurant/>

Security

Unluckily we have experienced a robbery in house 13 in October. We had just been informed that Archi Seguridad had closed. The message we received, from the Town Hall council in Elviria, Carlos Alcalá, dated 17.10.2023 said:

Hola!!!, la empresa de seguridad ARCHI ha cerrado definitivamente, os lo comento porque se que muchos de vosotros tenéis la alarma con ellos. Hay una persona que va algunos días a la oficina y os puede devolver vuestras llaves. Parece ser que la vendieron y que el comprador es un estafador.

Hello!!!, the security company ARCHI has closed permanently, I tell you this because I know that many of you have the alarm with them. There is a person who comes to the office some days and can return your keys. It seems that they sold it and that the buyer is a scammer.

The community had contacted with LIP Seguridad for a new offer. Later we also contacted Securitas direct and Sector Alarm. All said that the communal system with the panic bottom in the staircases (See picture) was not possible anymore by law and that individual contracts must be signed by those interested in private security.

Anyhow we still have the cameras system and for emergencies you can call 112 who will contact ambulance, police and fire man.

We also remind everyone to keep doors closed, as we constantly find them open!



We constantly find doors open with stones to hold them open! PLEASE DO NOT KEEP DOORS OPEN.



Alarm button not functioning anymore!

Staff

This year we have had Pepe and Juan Antonio as employees for the garden and pool area. Pepe's son has also been working for the community, but as an external (contracted by another company). In November 2024 Pepe and Juan Antonio will retire and then all will be external (a company will be contracted for the maintenance).

Juanita, the community's employee that takes care of the cleaning. She was on sick leave since August 2022 until mid-August 2023. She is on sick leave again since beginning of December 2023.

Swimming pools

The big pool was open since 1st April until 31st October. Then in November the medium pool was open and heated. The opening hours are from 9.00 to 14.45. The approximate temperature is 26°C (although it can vary as the exterior temperature changes too). During weekdays the gardeners are responsible of opening the heated pool. On weekends and holidays some owners have shared this responsibility. We are thankful for their help.

TV

We remind owners that the Norwegian TV is a private system and each of you has decided to use it in a different way (Apple TV, decoder, etc.) If you need help with the installations or others, you can contact the Norwegian speaking technician Mathias Hegg 691 233 583 (From Norway+34 691 233 583).

Other national and international channels are supplied by the community and the equipment is maintained by Antelec, in the room behind house 16.

Water

We would like to remind again that the water passage keys are situated inside the cabinets (white doors) at the entrance of each house. The closest to the entrance is electricity and the second cabinet is water. Pipes are marked with the apartments number. **It is extremely important that you leave your water closed when you leave for long periods and open when you come back as it can avoid unfortunate accidents like leaks to your neighbours.**

Unluckily we have had very little rain this year in south of Spain and water restrictions have been approved by the Marbella Town Hall. The information we have received from the town hall with the restrictions say the following:

- **Prohibition of irrigation of gardens, orchards, meadows, parks or green and sports areas, public or private.**
- **Prohibition of street, pavement or façade sweeping, whether public or private, except those authorised for sanitary reasons. Under no circumstances shall water suitable for human consumption be used for this purpose.**
- **Prohibition of filling or refilling private swimming pools.**
- **Prohibition of public showers and fountains.**
- **Prohibition of car washing except in authorised establishments with recycling and recirculation systems.**
- **Prohibition of ornamental, recreational or sports fountains and lakes, public or private, unless they have water recycling and recirculation systems.**
- **Prohibition of the use of water from hydrants without the express written authorisation of the water supplier or the Town Council, except in cases of fire.**
- **Fountains for human consumption shall be used exclusively for this purpose, and any other use shall be restricted.**

We ask everyone to follow the restrictions and be very careful with the use of water. If the situation does not improve more and more restrictions will come and even water cuts!

WEB site

Remember we also have a WEB site for other information: www.elviriadelsol.es

EdS office opening hours

I take the opportunity to remind owners in EdS that Eva has returned to the community office at Elviria del sol. She is there Mondays/Wednesdays and Fridays 1 hour between 11 and 12:30h

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You can also find Eva, Sandra at SEO SERVICE office near Elviria del Sol.
Address: Urb. Parque Elviria N°5, between Lavanda and Saratoga restaurants.
Opening hours: 10h to 15h (or by appointment)

Calling from Spain:

Calling from Norway

Telephone: 952 830 991

Telephone: +34 952 830 991

Eva mobile: 616 678 511

Eva mobile: +34 616 678 511

Elviria del Sol, 22. December 2023

Eva Gausaker

Community administrator

Merry Christmas

We take this opportunity to wish you all from the employees at Elviria del sol (Pepe, Juan Antonio and Juanita) and the administration office (Eva and Sandra) a Merry Christmas and a Happy New Year.



Juan Antonio, Pepe and José



Juanita



Eva Gausaker



Sandra Gausaker

Merry Christmas

And also best wishes to all of Elviria del Sol from the board

PS! Visit Malaga Christmas lights!



Heidi B. Eggesbø
President

Carlos Rodriguez Alemany
Vice-president 1

Guttorm Foss Hansen
Vice-president 2

Arne Spinnamgr
Vice-president 3

Olav Madsen
Vice-president 4

