



Newsletter December 2024

EdS AGM

We will hopefully have our next AGM on Wednesday on Easter week. This coming year that would be 16th of April 2025. 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

The dues for the second half of the year were sent on July 1. Owners had one month (as usual) to pay the 1st semester dues without applying the late fee. We are pleased to say that this worked very well and most of the owners paid on time this 2nd semester 2024.

The dues for the first half of 2025 will be sent out the first week of January 2025.

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

Please remember Elviria del sol has 2 accounts for payments 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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Expenses

The year is full of work and the expenses are higher than expected. We are trying to control the budget, but upon others the water expenses that we estimated low due to the drought are very high due to leaks.

The maintenance works in the patios/staircases, for which we have a workman repairing steps, cables, doors, entrances, electricity in the buildings etc. are still going on now. The upgrade of the community communal areas is obvious, and works will continue until all houses and communal areas are in good shape.

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. Finally we had to remove the automatic closing systems due to the misuse of them and constant forcing to break them.

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, questions, or just requirement of information you must 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. Houses 11, 12 and 16 are considering installation. Unluckily the prices for these kind of works have raised much since last lift was installed in the area.

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. Many keys are out with sporadic users, and we will have to change the lock again if the keys are not returned now.

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!

In this summer season we have had to make many treatments due to a plague of cockroaches. This was not only happening in Elviria del sol, but in general in Elviria, or even Marbella. One of the reasons the Town hall gave us is that due to the large number of visitors in summer. Many of those visitors were depositing the rubbish outside the container and not inside (probably because they were usually full). This is a good call for insects, rats, boards, etc. The summer has been a constant fight against all those plagues.

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. **ALWAYS DEPOSIT THE RUBBISH BAGS INSIDE THE RUBBISH CONTAINERS.** (If they are full, please try to find another one, there are a few around Elviria del sol and other neighbourhood areas)

Post

The post man is 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 will be operating the restaurant during 2025. Remember you can make reservations on his mobile:
<http://www.elviriadelsol.es/index.php/restaurant/>



The upgrade project started in November 2024 as expected. It has created big expectation, but we remind everyone that the area is only for the workers. Please avoid the risk of walking through the on-site area. It is a **BIG RISK** for those that do not have proper clothes, helmet, gloves, etc. and a nuisance for the workers who are working against the clock.

Swimming pools

The big pool was open Easter and all summer with no big problems. Luckily the drought committee made an exception for the summer and water could be used for swimming pools and once a week irrigation. Therefore, most of the plants and grass have survived.

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).

The jet system works well, and we often see owners using it! Please avoid letting children misuse the jet.

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.**

As informed at the AGM we had very little rain this year in south of Spain and water restrictions have been approved by the Junta de Andalucía and Marbella Town Hall. The information we received before summer was that the restrictions were:

- **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.

During the summer an exception was made for the Costa del sol, so that the summer tourism campaign could be saved, but in October the restrictions were back. Since October we have had some rain in Spain in general, but as most of you have seen a rain that has destroyed many things in its way. The worst part was in Valencia, but we have had some very heavy rainy days in Málaga too and even an alert to not leave your home if not totally necessary was sent to everyone on the night of 13th of November. Luckily and probably due to many people following those instructions, no big damages were reported in Málaga.

In any case and due to the importance of water in South of Spain **we ask everyone to follow keep taking good care of the water and do not misuse it. If the situation does not improve with normal rain that helps fill up the reservoirs more and more restrictions will come and even water cuts!**

WEB site

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

We are also preparing an-email address for the board. This will be published in the web site when it is working.

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.

Staff

This year Juan Antonio and Pepe have retired in October and November respectively. Now we have Pepe's son (Jose) who has also been working for the community, Jesus and David, all working as externals (contracted by another company).

Juanita, the community's employee that takes care of the cleaning, was back for a few weeks in March and October 2024. Anyhow she is not well and is looking into a possible early retirement. Meanwhile, the community has contracted directly Rebecca. She speaks Swedish! The administration has received good feedback from about her work.

The community gratified Juan Antonio and Pepe as usual with a Christmas gift and they were very thankful.

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





Painting of houses

This year, due to the drought that we were suffering, with the water cuts in the first part of the year, it has been complicated to carry out the painting maintenance that was planned for this year 2024.

After the last rains we decided to continue with the painting and houses 5 (pending from 2023), 6, 7, 8 and 12 are finished. Works in house 13 are going on now and hopefully in January 2025 house 9 will be painted.

Remember the planning is:





Security

**REMEMBER TO KEEP DOORS CLOSED
AT ALL TIMES! OBS! THE
AUTOMATIC CLOSING SYSTEM IS
NOT THERE ANYMORE, SO MAKE
SURE THE DOOR CLOSES.**



The Abrebox system is working in all houses now, but still some owners have not collected their TAGS or installed the App. The TAGS can be purchased in the office of the community or in the Seo Service at 10 € each tag (1st TAG is free).

Also, to download the ABREBOX APP information has been sent to all owners. If you find difficulties, you can contact the administrator or Blaze Internet (same as for the internet).

EDS office opening hours

I take the opportunity to remind owners in EdS that Eva or Sandra are at the community office at Elviria del sol Mondays/Wednesdays and Fridays 1 hour between 11 and 12:30h

You can also find Eva or 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:

Telephone: 952 830 991

Eva mobile: 616 678 511

Calling from Norway

Telephone: +34 952 830 991

Eva mobile: +34 616 678 511



CHRISTMAS GREETINGS

We would very much like to take this opportunity to wish you all a Merry Christmas and Happy New Year.



MERRY CHRISTMAS
GOD JUL

Elviria del Sol, 20. December 2024

Eva Gausaker

Community administrator

Heidi B. Eggesbø

President

Olav Madsen

Vice-president 3

Carlos Rodriguez Alemany

Vice-president 1

Rune Hannestad

Vice-president 4

Arne Spinnangr

Vice-president 2

Egil Fosse

Vice-president 5