



Newsletter December 2025

EdS AGM

We will hopefully have our next AGM on Wednesday on Easter week. This coming year that would be 1st of April 2026. 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 2025.

The dues for the first half of 2026 will be sent out the first week of January 2026.

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	Solbank.
Account: 2100 9044 10 2200031431	Account: 0081 0676 56 0001215727
IBAN: ES25 2100 9044 1022 0003 1431	IBAN: ES67 0081 0676 5600 0121 5727
BIC: CAIXESBB	BIC: BSABESBB

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, maintenance in general (many works are being carried out constantly in the houses and in the paths/gardens) etc. The electricity in all houses is being ungraded and made safer.

Security

The keys will be finally removed 1st of December. We remember ALL THOSE WHO HAVE NOT ASKED FOR TAGS that they can buy them at the community office or SEOSERVICE. The TAGS can be purchased in the office of the community or in the Seo Service at 10 € each tag (1st TAG is free).

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

Internal rules for EDS

Please keep in mind internal rules which can be checked on the web site:

www.elviriadelsol.es

- Please close all gates to keep a safe area.



- At the swimming pool area, we must ask all users to be particularly responsible and avoid risky behaviour (IT IS TOTALLY FORBIDDEN TO USE THE BIG POOL IF THE LIFEGUARD IS NOT IN THE AREA!)
- Noise is not welcome in Elviria del sol, especially at night and in the communal areas (swimming pools, tennis courts, Lødenga, etc.) No loud parties!
- No drinking in the communal areas. Broken glass has been found in the swimming pools, tennis courts. This is very dangerous! •
- Please throw away the rubbish in the rubbish containers outside Elviria del sol. The community cleaner is not responsible for removing your rubbish! The community has had this summer many problems with ants and cockroaches, so please do not leave ANY RUBBISH behind.
- In general, keep the area clean. We can all rely in Rebeca and her good work, but she also needs help in high season, so please leave the swimming pool bathrooms clean, at least as clean as you would like to find them.
- Your key is your own responsibility. Elviria del sol is not a hotel and does not have a 24h telephone assistance.
- Spain has serious water issues. Water is not to be wasted. Do not play with the watering system (sprinklers) or showers in the swimming pools. Use them correctly.
- Community property belongs to all! Please take good care of it. Unfortunately, broken lamps, broken sprinklers, broken cameras, broken doors, etc. has been a constant this year.

Other suppliers you might need

Norwegian speaking technician for TV Mathias Hegg 0034 691 233 583.

Abrebox and internet company, Blaze Internet: 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, 16 and 17 are considering installation. Unluckily the prices for this kind of works have raised much since last lift was installed in the area. Other options of lifting platform have been proposed, and we are waiting for descriptions for possible approval.

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

PLEASE REMEMBER! To avoid ants, cockroaches, etc. please do not leave food on the kitchen benches and **SPECIALLY** 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)

Restaurant

Mustafa has been operating the restaurant during 2025. Remember you can make reservations on his mobile: <http://www.elviriadelsol.es/index.php/restaurant/>

Club

After the big renovation of the restaurant the rest of house 19 needs upgrade. **The club will be the next step, and it will start 01.12.2025. Hopefully the works will be ready in 3 months.** The aesthetic will match the restaurant.

Swimming pools

The big pool was open Easter and all summer with no big problems.

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 does not work anymore and has been removed.

Offers for the cleaning and other repairs of the swimming pools are being requested now so that the works can start during low season and have the pools ready for the season 2026.

Water

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.

We would also like to remind all owners that water in South of Spain is expensive and very important. **We ask everyone to take good care of the water and do not misuse it.**

WEB site

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

Staff

Last year all the gardeners directly employed by the community retired. This year, Juanita has retired. The community has therefore made a permanent contract to Rebecca as an employee.



Painting of houses

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:



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, 25. November 2025

Eva Gausaker

Community administrator

Heidi B. Eggesbø

President

Olav Madsen

Vice-president 3

Rune Hannestad

Vice-president 1

Trygve Eikevik

Vice-president 4

Egil Fosse

Vice-president 2

Kristi Kierulf

Vice-president 5