

**COMUNIDAD DE PROPIETARIOS
PAWUY
PASEO DEL MEDITERRANEO 189
04638 MOJACAR**

Mojacar 13th February 2020

PRESIDENT'S NEWSLETTER FEBRUARY 2020

Dear Owners,

Another year has gone by and with 2020 comes much to do to restore our Community. Long established residents can perhaps be forgiven for looking back to the good old days when we enjoyed a sparkling pool and clean and tidy communal areas but we must realize that we will never return to that situation until we all work together to look after our properties and our Community. Indasol, our new management company is showing a welcome enthusiasm to take on these challenges on our behalf and I hope we can all see some encouraging signs.

Here are some of these signs:

1. The last month's EGM proved very positive; a big thank you to all owners who attended or sent proxies. Bronia has already translated and dispatched the Minutes to all owners. All owners either present themselves or by proxy, were in agreement with any legal actions that were required in respect of Bajo 6.
2. Good news! After over 2 years of leakage Bajo 6 is now fully repaired! Access was made possible by a telephone call from one of the owners present at the EGM, Mr. Jesus Asencio and obviously our Administrators acted immediately! Of course this is not the end of the matter; Juan, who handles financial and legal matters for Indasol, will pass on to the bank concerned the invoice for the repair, legal costs and any damages incurred by the leak. The next step, as advised by our lawyer, is that our Technical Architect compiles a report to include tests on the structure of the building; this will be sent to the bank and also to the Town Hall.
3. Progress is gradually being made on outstanding community fees; I have been given a list of owners with fees that are owing to us. Some owners that Indasol have managed to make contact with have paid part of their debt that they owe to our Community. Claiming money owed to us seems a never-ending but essential duty if we are ever to restore our Community to its former state. This month alone I have approved the initiation of another six Legal Demands against outstanding debtors on your behalf and I feel more will need to be signed before we can say we are truly solvent! Unfortunately some owners still appear not to realise that the main problem we face is their unwillingness to join in with the rest of us and shoulder some of the burdens that we have carried for too long on their behalf. Until all owners realise this and pay their communal debts then we will continue to face a very bleak future.
4. Concerning the above point, today's bank balance (13 February) is 7.145.70€ which is a considerable improvement on last year when we were unable to pay for Communal Cleaning. However there is no reason for complacency. If you doubt me then look around you.
5. The lift situation is now in the hands of our lawyer. There is only one lift in action as many of you know but the Community is only being charged for that one lift. Reclaiming the money owed us for damage to the Phase 1 Lift is proving rather difficult and, without compensation, we will struggle to pay for the necessary repairs. We have still not received confirmation that the damage was caused by Codeur; in spite of the coincidence that the lift started to flood just after the water main in the road fractured; (this occurred at the end of October 2018, as some of you may remember). The subsequent information received from Thyssen (our Lift Company) confirms the damage was caused by a water

leak but could not specifically say it was Codeur's fault. Our lawyer is also studying this matter; he is becoming a very busy man on our behalf!

6. Our lawyer has chased, in writing, the information and documentation sent directly to the Guardia Civil in December 2019 where the Community requested action in relation to the occupants of various apartments - the damages caused to communal areas, non-civic manners of hygiene, the insecurity of our owners and the general decline of our complex due to these occupants. He will report back to the Administrators on any update.
7. Our Technical Architect seems equally busy. Last month an owner contacted the Administrators concerning plaster which had fallen on her terrace; Juan went to the complex with the architect who confirmed that this could be a problem affecting many areas throughout the complex; we have experienced similar problems but fortunately the debris fell onto our own solarium. Repairs on the scale indicated could prove to be a major undertaking and I feel this is something that should be discussed as an Agenda item at the next AGM, due to be held on 29 September.
8. On a happier note, Bronia and I are very grateful to Lynne French who is in daily contact via telephone or email updating us concerning problems in our Community and advising us of any additional occupations; this enables Bronia to contact owners and keep them informed. Lynne's co-operation is proving very helpful but I would also like to thank other Community members for their assistance when they are in residence.
A thank you also to Michael and Mary Hoey for their attempts to establish contact with the new administration at Vera Town Hall, Bronia has assured me that after trying several times to speak to the new contact they made, she eventually received a reply promising that our new contact would call back, I must report that to date she has not done so.

I hope the points listed above have given you some grounds for optimism and a reason for continuing to support the Pawuy Community of Owners. I hope it also helps persuade other owners to meet the legal, financial and moral obligations they agreed to when they took on the ownership of their properties in our Community.

Best wishes for 2020.

Maeve Brown
Pawuy President