

To the co-owners of Amarilla Bay,

Dear owners,

Dear friends,

Easter has passed. Over the last few months, some people have left the complex for personal reasons, including some due to the passing away of their partners. We wish them all well! For those who remain, they can enjoy a beautiful island in the middle of the ocean, where it's always summer.

The Amarilla Bay complex is looking better and better. Now that most owners can see the improvements and where the money is going, there is more peace of mind. The committee meets regularly. Open and constructive discussions are held, with priority given to the most necessary works.

With our own financial resources, many positive improvements have already been made, such as:

- The renovation of the swimming pool has begun, with a base cost of €20,933.40.  
Additional necessary extras included:
  1. Lighting €314.58
  2. Sturdy stainless steel ladders / pressure lines / tiles etc. €4911.73
  3. Renewal of the worn-out chlorine and PB pump
  4. Partial renewal of the electrical installation for the water pump house.
- A quote has been requested for the construction and installation of an aluminium fence at the front of the pool, 2 meters high and with a safe and sturdy door. The current one is very rusty and worn out, detracting from the overall appearance after the beautiful renovation of the pool itself. The total amount will be paid by the two complexes (Phase 1 & 2)
- The committee has found a good and competent plumbing company for the **water pipe works**, which adheres to agreements regarding timing, budget, and also works neatly and quickly. Everyone is satisfied with this. Blocks 5 and 6 were connected to the new 'green water network' (parking) and 18 new sturdy plastic water taps were installed on the new main line. The old leaking metal water pipe on this section has also been decommissioned.
- **The electrical and internet lines** at the bottom of the stairs have been completely repaired. As mentioned in our letter of September 2023, the worn-out green exterior doors of the electrical cabinets, at the petanque area, were replaced with new white aluminium doors. The electrical installation has been thoroughly cleaned and, where necessary, renewed and brought up to standard by me.
- **The walls above and below the stairs** have been thoroughly repaired and repainted.
- **"The Sea Wall"**. Due to the leaking waterpipe, the hot sun, sea salt, and lack of maintenance, this wall was on the brink of collapse.
- **The electricity and water supply** has already been greatly improved in many places, but there is still much work to be done, such as: (1) an automatic watering system for the gardens and (2) the renewal of the outdated lighting in the walkways. Good lighting is necessary for physical safety (fall prevention) and to deter burglars. Please, refer to the comprehensive list (in our previous letters) of planned works in the near future.
- **The mailboxes** have been ordered. We hope they will be delivered and installed by May 2024 (they are made in Madrid and have a delivery time of +3 months).
- **The major maintenance of the gardens** has been outsourced to a professional garden company from the island of Tenerife, which knows the plants and the problems well and spends eight hours a week on this difficult task. Some are not satisfied with what these gardeners do. Fortunately, the vast majority are very

enthusiastic. Despite a strong increase in a plant disease (some call it "whitefly") which causes many beautiful plants to wither to the root, our gardens will soon regain their beautiful shape.

### **Burglary and squatter prevention**

I would like to reiterate once again that much more attention should be paid to burglary prevention. More attention should be given to securing doors and windows to deter burglars and squatters. A small alarm system need not cost much to be effective! Unfortunately, burglaries occur weekly in our complex, resulting in substantial financial losses and heavy emotional blows that linger in the minds of the victims for years. More and modern cameras with motion detection during night-time hours could help somewhat, but the main responsibility lies with the individual owners/tenants themselves. Do not leave windows or doors open, as these criminal acrobats will notice everything immediately.

### **Compliance with the house rules**

I would also like to ask everyone to show more respect for the application of our "house rules of Amarilla Bay". With special attention to noise pollution from loud music, indoors and outdoors, washing and drying (with machines), and noisy works (drilling, hammering, sanding, etc.) carried out before 8am and after 8pm.

### **Hygiene, disease control, and feeding of stray cats**

With many of us, we strive to keep the complex beautiful and clean. The committee would like to remind some known owners who feed stray cats, parrots, and pigeons, firmly but with urgency, that they must find and apply a solution to the enormous nuisance caused by these animals through their goodwill and love of animals. Due to the abundance of cat and bird food placed in hidden as well as in public places, the number of rats, mice, and cockroaches has increased significantly. On April 1st, we had to remove a dead rat from the pool. The cats don't hunt rats, they are full of given food! The enormous nuisance caused by the urine and faeces of stray cats and rats is disturbing and causes damage. The smell of urine and faeces is breath-taking in some places. The remnants of nuts for the birds are numerous and scattered throughout the complex. The committee insists that these "animal lovers" stop causing nuisance and damage. The cleaning lady cannot and doesn't want to clean it up anymore, as it has become too dirty and too much work, preventing regular maintenance from being carried out. Hiring an additional cleaner is a (too) expensive solution for the community. Our proposals:

1. Let the animal lovers, who feed stray cats, clean up everything daily themselves? (see legislation)
2. Make the perpetrators of the nuisance share in the costs and repair of the damage (removal of urine traces, odour nuisance, faeces, etc.) based on Article 1902 of the Spanish Civil Code.
3. Make these cat lovers pay for the costs of sterilization of the cats? (see legislation)

**The parking card** still has some teething problems, but it is already a first step towards improving the parking problems caused by non-residents. We are still working on it, to everyone's satisfaction.

**The Thursday meetings** at the community office from 11am to 12pm will change very soon. Your suggestions are welcome. It will be announced later.

Many owners appreciate the contributions made by the committee, the administrator, and the president. Unfortunately, we still have far **too few volunteers to take** on small tasks. We are a community, and it is fitting that everyone contributes, even if only for a few hours a week.

This letter is once again an attempt to communicate fully and transparently with everyone concerned and who holds Amarilla Bay dear. The committee eagerly listens to and reads your proposals and positive criticism.

Best regards,

On behalf of the committee,

**Julien R. De Vos**

your president of the Amarilla Bay F1 Community