

Aldea Del Monte News

MERRY CHRISTMAS and A HAPPY NEW YEAR!!!

And so a warm welcome...



This year we have seen a few changes of some of our permanent residents with the inevitable moves that people will make during their lifetime. We are always sad to see someone leave but new faces are always welcome!



You will notice that the Dutch flag (our Dutch Owners moved), has been replaced by the Welsh Flag (sorry Gareth!). We are pleased to welcome over the year, George, Jan & Julie with Jack & Max, also Peter & Tina with Sophie, Ragnor & family, and finally Chris & Sylvia. I did not do this before, so to all the people who moved in after June 2004, please accept my apologies and a belated welcome!



One new little face in particular was Santi Junior, born on the 9th September to Mum & Dad, Santi & Ana and 'Abuela' Elvida, becoming our youngest permanent resident! We would like to wish him a happy 1st Christmas!



I hope that we have achieved for this year, most of what the community requested. The bigger ball is now rolling and I finally brought together other Presidents and Representatives on November 6th. A committee was chosen of 3 people and they will now have the onerous task of liaising with the Mayor and with the other communities. A meeting has been set for the 8th January for the first liaison, following a meeting with the Mayor.



Just to get you in the Christmas spirit!...

Inside this issue:

Pool Insurance	2
Courtesy	2
Selling again	2
The Street Lights	3
You'd never believe it...!	3
About Keys	4
Other Issues—Disputes	4

To everybody in Aldea Del Monte, We wish you a Happy Christmas and New Year! From Karen, Nicky, Brian, Keith and Royston



Pool Insurance

Not so long ago, there appeared in the Leader (a local free newspaper), an article about a permanent resident who had fallen at her communal swimming pool. She had cut her leg badly on a cracked flag stone and the medical costs came to 200 euros which she then tried to claim back from the community insurance. She was unable to do this as the policy was for 3rd party cover only!

After this had been brought to my attention, I contacted our Administrators to confirm the level of cover we have. I had been under the impression as obviously this lady had been, that we have fully comprehensive cover, i.e. that all our Residents were covered. This is correct, however, let me add a big word of warning here as to the exclusions and this is something that ALL residents MUST point out to their guests.

Our Insurance cover will only pay out for injury sustained in the pool or pool area, IF the rules are being followed to the letter (and that the cause of the injury was clearly the fault of the community). So, for example, if you trip, fall and do yourself an injury but have been drinking, then the policy will not pay out, because our rules clearly state that 'Inebriated persons' are not allowed to use the pool. If you take the chance of swimming before or after permitted hours and I know that some people do, and have an accident then, you will not be covered. My word of advice, is to ensure that you and your guests know the rules and above all obey them! Permanent residents should report any problem areas of the pool, such as broken flag stones, to me or any member of the Management Committee urgently and ensure that we do something about it. Let us try and make the pool area as safe as we possibly can and avoid accidents of any kind.

Courtesy

You often see items in the free newspapers regarding this matter! You all know the story, a little urbanization with a mixture of occupants, some who live here all the time and have work and business to attend to and some who holiday here or let their properties for holiday usage. Unfortunately, especially in the summer holiday months, those usages conflict! No one wants to be a moaner and complain incessantly and no one wants to stop people from having a good time. After all we all enjoy the company of friends and family, the chance to have a few beers, a meal with music and laughter (who doesn't?!) or simply to relax watching the TV! However, following the many complaints of this year I urge, once again, for common courtesy from all Residents and Guests. Be aware that sound travels, especially here at night, and there really should be no loud noise after midnight. Besides which, I hate being 'deafened' with the complaints!

Selling again

I know I have touched upon this subject in many of the past newsletters but seeing as there are several people who want to move from Aldea Del Monte, please let me reiterate the following. Once you have sold your house, please ensure that you give me the full names of the new Owners, their other addresses if they are not going to be permanent, with any telephone numbers or email addresses. I also need the exact date of exchange and a copy of the 'Es Copia Simple' (from the new Owners), which is faxed through to the Administrators. Please ensure you give them my details, where I can be found and above all, make sure you are both aware of the status of your community charges!

About keys.....

Just to advise that I STILL have a number of keys left for both inside and outside the Post Box and for the Pool Gate. If you have not collected your keys, please do this!

If any one has lost their keys, I can issue spares for the outer post box doors and for the pool gate. These **have to be paid for** but **are at cost**. (The money is then paid back into the community account).

If you have by any chance lost the keys to your inner post box, this is a far trickier issue, but not impossible! Dan from 'Rocky Mountain Locksmith' is able to replace post box locks for you at a cost of around 35euro. He can be contacted on 664 452 281 and also deals with 24 hour call outs and other lock changes. Regrettably without the actual key numbers to your locks, we are unable to obtain replacements from the original installer.



Well, just a quick note to say, PLEASE register on the Padron because elections are due to be held in May 2007. We want to work towards a better future for all of us and can only do this if the current Town Hall Administration realize that there is a bigger community, and not just the residents of the Town of San Miguel itself! Registering means that we can ask for, have, and keep, the facilities we need, such as Doctors, Medical facilities, Schools and so on. Not registering on the Padron gives incorrect figures and therefore, we do not get the money and, subsequently, the facilities! PS..... IT'S FREE TO DO THIS!

Other issues....Disputes

Disputes. We all have them, we all hate them, so why do they happen? Because we are humans living in fairly close proximity to one another, and everyone lives differently of course!

If you have a dispute with your neighbour and it cannot be resolved between the two of you, you can enlist my help. I can formally write on behalf of the beleaguered party with regard to the problem. However, just cause must be shown and if a history can be proven such as keeping notes on incidents, even photos or digital film, then this helps. The worst that can happen is the issue of a Denuncia.

So please, if you have a problem and remember that no member, including the President, is outside the laws of the community, please speak to me. I will always act quickly unless there is a good reason why I am not able to at the time. I will always give a copy of the formal letter to the complainant. If the problem is with me....well, you can approach the Vice President!

I intend, because of the large amount of complaints received this year, to review our community 'laws' and have them written so that every house receives a copy. By doing this any member of the community may use these laws to help resolve a complaint. Noise I feel, will be top of the agenda! Merry Christmas!

The Street Lights

Oh, what fun...again! Finally, we found out just what was needed to get our lighting in Calle Ubrique functioning. Repaired and with a certificate for the Town Hall. No problem you would have thought.....we have the money, and are prepared to pay the cost, but, despite several meetings between our Electricians and the Town Hall, we are still no nearer. For a reason we simply cannot fathom, they seem unwilling or unable to show us the connection point! Sean and I, together with Ana's help (for which I would like to thank her), will continue to try and obtain this information. Maybe next blue moon.....



Sean from Omega Electrics with apprentice look down into the murky world of cables and dirt!

You'd never believe it.....



This is the kind of thing you used to hear about on Esther Ransons' TV programme —That's Life....You know the one, where the mad and 'jobsworth' were shown in their full glory! Well, something happened here the other day which was one of the most absurd things I have ever heard of in my life!

For 2 years, I have been paying in cheques on behalf of some of the residents, and for 2 years I have had no problems, until the 30th August 2006 at our local branch.

I went to pay in one cheque and one amount of cash. Cash - no problem, cheque... 'oh no, you cannot pay that in here, you have to pay it in your own branch (Torrevieja)'. Er, 'why' says I? 'Because I do not know you (she did) and as this is a communal account, only the Account Holder (our Administrator Jesús) can pay cheques in on behalf of anyone, you cannot'. As you can imagine, I was flabbergasted having paid in some 11 or so cheques at la Zenia for the last two years! You'd have thought that I was trying to take money out! I spoke at length with the Administrators who said that this was technically correct, and the only place I could actually pay in cheques as the President, was at the Torrevieja Branch, and then I needed written confirmation from them to say who I was! They never told me before because I had never had a problem before!

What can you say?!

SO the long and the short of it is this. If you want me to pay in your community charge for you, please DO NOT GIVE ME A CHEQUE! I can only pay cash into the account. If you have no alternative but to pay in cheque form, then regrettably, you must present that cheque yourself. Our Administrators will not pay this in for you either. Now isn't that just mad?