

MAR MENOR GOLF RESORT COMMUNITY NEWSLETTER JANUARY 07

Welcome to your January Community Newsletter.

MMGR. AGM

The third AGM of the Community of Owners of MMGR will be held at 4 pm on Friday 11 May 2007 at the Aquario, last year's venue.

To ensure that the meeting can begin on time, registration will be between 10 am and 2 pm and those Owners who wish to attend will need to ensure that they have registered during that four hour period. Owners who are in arrears with their community charges on the 31 March will not be eligible to vote on any of the issues arising but they may attend the Meeting. A copy of the Agenda, a set of audited accounts and proposals for the meeting will be sent to all Owners during the first week of April. To give everyone every opportunity to be involved, all of you are invited to email the Committee on mmgr@polariscommunity.net or write to us at the Committee mailbox at the Gatehouse with any question or point that you would like to raise at the AGM or any item that you would like to add to the Agenda. Please do remember that subjects for discussion should be those which affect the whole community. We will bring you regular updates in every monthly Newsletter as we move towards the AGM, but do mark that date on your calendar now.

Community Charges

24 Owners have now had their names and addresses placed before the Courts as debtors for non-payment of community charges. These 24 owe the community over 90,000 euros between them and they are making cashflow a difficult problem for the rest of us. There is also a problem with people who have stopped their direct debits or had them refused by the bank for insufficient funds. A full list of this second category of debtors is posted on the notice board in the social centre and on your community website at www.polariscommunity.net. Your committee will now commence placing these debtors, in groups of 25, into the Courts to secure payment. If you are one of this category of Owners, it would be in your best interest (and also less expensive for you) to bring your account up-to-date and keep it that way. Admiburgos have quite sufficient to do with the day-to-day management of this Resort for us, without spending valuable time chasing bad debts.

Dogs

The Committee have received a letter from Dawn Ormerod, who lives in Castaño, asking if we can once again remind dog owners to clean up after them. Dawn makes the valid point that you can never be more than a hundred metres from a waste bin when your dog fouls a grass verge. She also makes the point that it is not the gardener's responsibility but that of the owner to clean up after their dog. Please, if you keep a dog, try to be more like the 95% of socially aware, responsible, dog owners on the Resort who clear up with a plastic bag.

Swimming Pools

We are sorry to have to repeat, yet again, the request that Owners with unfenced swimming pools comply with both the community Statutes and Murcian law to fence them, or the plot, and make them safe. Everyone knows that we have regrettably had one fatal accident on this Resort as a result of a swimming pool. There has, thankfully, been a great improvement in the number of pools that have been fenced. As a Committee, we have two options available to us if persuasion fails with the others. We can either ask the Court to enforce the law or we can apply to have the pool emptied. We would much prefer that the owners arrange to fence them without us doing so.

Fountains

The cost of running and maintaining the 22 fountains on our Resort is very high and we are in danger of overspending on our budget for this. The Committee have instructed Admiburgos to have them all turned off between 12 midnight and 8 am to reduce these costs but it may be necessary to turn them off completely until the next AGM if costs continue to rise. What are your views?

Housepainting

Your Committee is still negotiating with Polaris over the problem of the premature fading of the external painting of villas on the Resort. The report that Admiburgos have commissioned for us from the manufacturers of the paint used, has confirmed that it could never have held its colour for a five year period. We have a further meeting with Polaris on the 15 January and we are hopeful that we can find a mutually agreeable way to solve the problem.

Social Club Noise

We have not been successful in persuading the Social Club to keep noise to an acceptable level. Unfortunately the room was not designed to have music played at the volume level deemed "necessary". It does seem strange that amplifiers have to be turned up so loud that bar staff are unable to hear a drink order being placed. The room is now, rightly, non-smoking to comply with Spanish law, which means that those who need to smoke must move out onto the upper terrace to do so. Attempts by staff to get them to close the doors fail and so the disruption to Owners all around the Social Club continues. The Committee have approached a specialist company to install sound meters around the Resort and we will enforce a more reasonable level of sound if necessary. We have given Alicia Moltó, Polaris Services Director, notice of these intentions and she has asked us to wait until she has had one last attempt to correct the problem for you. We have agreed to do so, but we have no wish to see Owners and their families subjected to another summer of unreasonable noise levels.

Shopping Trip to Murcia

There are still just a few seats available on the coach to the new retail park in Murcia. It leaves the gatehouse on Tuesday 23 January for a chance for you to snap up a bargain in the sales. If you wish to book a seat, be quick and call Brenda on extension 1036 (mobile 699 307 899). Cost is just 15 euros.

Silver Fence

The ugly silver fence which has proved an eyesore for everyone visiting the centre of the Resort may soon be on the move. It surrounds four large building plots which are owned by Polaris, and they pay the community charge. The site has, for too long now, been used as a dump for materials used to cure the damp problems in villas. The Committee has asked that the building materials be moved to the site on Mar Menor II where other materials are stored. It does appear that some clearing of the site is happening at the moment and we are hopeful that this area can be given a more pleasing appearance than it has at this time. No doubt prospective Polaris purchasers being shown round will no longer wonder why there is a builders tip in the middle of a five star Resort and quite certainly guests staying at the Intercontinental Hotel will not be too concerned if it disappears from the view from their balconies.

Security

The new infrared/security camera system which has been installed for us by Polaris is now undergoing final checks before "going live" The sensors have to be adjusted and aligned to ensure total efficiency and Polaris tell us that it should be operational by the end of the month. The additional security men who are being employed each night around the perimeter fence will remain till completion of the work and Polaris have agreed to continue to finance this cost for the community. We thank them sincerely for that.

Meeting with the Mayor

Two members of the Committee, along with Admiburgos, will be meeting with the Mayor of Torre Pacheco on the 17th January. A number of items are already included on our Agenda, as follows:- Policing of the Resort - no entry, driving the wrong way, illegal parking, speeding, drink driving and seatbelt use.

Refuse - refuse collection is currently being paid by the community - will the Council be taking over in 2007.

Street Lighting - electricity and maintenance for street lighting is currently being paid for by Polaris - will the Council be taking over in 2007.

Roundabout at our crossroads - an update on progress and, hopefully, a completion date.

Is there anything you would like us to raise on your behalf?

The Call Centre

Polaris World Vacation & Rental department is to be relocated away from the gatehouse to the Polaris offices beneath the hotel entrance. This will provide Admiburgos with much needed additional office space on the first floor. Trying to hold a meeting in Felix's small office which he already shares most of the time with one other member of staff is all but impossible. Furniture borrowed from Polaris is being delivered next week, so this additional space can be operational immediately.

The Polaris World's girls from the Call Centre will remain at the second floor.

Dust and Noise

Your Committee has raised the problem of dust and noise as a result of construction work on MMGR II with Polaris. We do recognise it is a difficult situation as such a major construction will inevitably produce dust and noise. Polaris have agreed to look at the problem and will try to minimise the use of heavy plant and lorries near to the perimeter fence, especially early in the morning.

Gymnasium

We have had reports of young children using the gymnasium equipment unsupervised. This is obviously very dangerous and Polaris are concerned too and so they have agreed to install a swipe card system on the door which will operate with your Polaris Clubcard. This is the same system which will be used to secure the swimming pool.