

From: Norman Stephenson, Acting Chairman of Zephyros Village 2 Residents Association

Date: 01 May 2010

In order to bring you up to date with the latest news, I've compiled an interim report of the developments which have taken place since the latest committee meeting.

Myself and Andreas were called to a meeting at the Aristo centre on 26 April with Arthas Estates in relation to; Electricity Charges, Swimming Pool Costs, Change of Management of the Complex, Fitting of light sensors, Owners not paying Management Charges.

- Electricity Charges; We again objected to the exorbitant charges levelled against us last year, this resulted in us securing a refund of 4500euros to go with the 3500 euros already received. This will be deducted from the electricity charges for the second period of 2010, as the first period invoices have already been allocated.
- Swimming Pool costs; we have been offered a 20% discount on the pool costs for the future, we believe this is still not good enough and are actively seeking to change the pool maintenance company from PPC to PFA. This should see the costs decrease to approximately half of what we currently pay.
- Management Change to PFA; Arthas Estates have agreed that we can terminate our contract with them at end of June 2010, we will be holding a further meeting with PFA to finalise all the relevant details of the contract, we will keep you all informed of the progress leading up to the proposed change.
- Fitting of Light Sensors; We were quoted for the price of fitting light sensors to the community lighting on the complex, this price was for 5 sensors but further developments have shown that only 1 sensor was required, and this has been fitted to Meter room 1 and 2. This will now control the lighting on and off times and further reduces the costs associated with electricity charges, and with the continual manual changes that had been required to be carried out.
- Non Paying Owners; we insisted that Arthas Estates now formulate and issue legal correspondence to owners who are defaulting on paying Management Charges. A lot of owners have been worried that the deposits we paid when we took possession of our homes would be used to cover the costs of defaulters. This is not the case and all monies deposited are personal to the particular owner. Arthas said that all monies owed by defaulters would have to be paid before title deeds were issued to them. We pointed out that not all owners may not want to purchase their title deeds, so they would never receive the unpaid management charges. With this in mind they have now agreed that legal correspondence will be drawn up and issued to defaulters next week.

Last week a committee member had to call the police to remove non-residents from the pool area, this is the second time in four days that this has happened, we would like to remind owners that the pool is **for residents and guests who are occupying residencies on the complex only.**

We are all paying a lot of money for the pool and it is everyone's responsibility to challenge persons who they believe are not entitled to use this facility, this does not mean physically challenging them but you entitled to ask!

Kouklia police are quite happy to respond to your request for assistance as was proved last week and the people trespassing were removed from the complex.

Kouklia police station number is 26812820.

Regards

N.G.Stephenson (Acting Chairman ZV2RA)