

Carvajal-Spain Don Juan - News Letter - July 2008

Hello All,

This is the [first](#) maybe the [last](#) newsletter, although with your participation and input we can advance communication within the community. Although we have an Administrative web site information is unobtainable, having raised the matter at the last AGM January 2008 (Although debated, not written in the minutes of the meeting) folders still are unable to be opened, even using a Spanish computer, which was informed on a few occasions, would answer the problem.

The time put into the process of the community by the President , Vice president , and committee members is appreciated. although the community is not always informed, of issues and outcomes.

On EOS although we have some information, it is only trickle fed leaving more questions unanswered, plus a lot of destructive comments instead of constructive, which is required to build a community. Having opened my web site to try to put information under one roof, including links to other sites, have found opposition from some quarters for placing "sensitive material on the open web " and to asked remove it , although it is freely available on EOS. (Don Juan area is password protected and will require in the future confirmation of property ownership)

I would like to say "Thank for" all the comments and support I have received.

talk to us drop an e-mail to-day

Info@carvajal-spain.com

Help !! Ayuda !!

"English to Spanish Translation"

Having been asked for a translation from neighbours of some items from the web site, and have used a translation programme but it really requires some expertise in the Spanish language to ensure the articles have the the full and correct meaning, can you help ?



Without doubt the main stand-out issues are around poor communication, there is a need for members of the community to feel and be more involved in the process, instead of having a little information then left waiting high and dry, even sending PMs to see if any one knows what the hell is happening in our community.

Whilst we have within the community expertise, in different areas, it is not mobilised for the benefit of the community, would asking for help or assistance undermine the "Junta"

What do you think ?

With the lack of consultation and information not communicated very well, this does provoke tensions. The proposal of a representative from each Block would help alleviate this. Although previously talked about it has not come up for real discussion, it would add a loop and be in touch with all neighbours.

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16th July The Day of the Virgin Carmen On the night of the 16th July there is a colourful and very moving procession in Los Boliches..



Look Up !!

Are you one of the silent majority, this is YOUR community, remember by airing your views which you can via [carvajal-spain website](#) you will not be cajoled or intimidated, we respect all opinions.

If you are in favour of having a news letter, please e-mail and give support, including information to publish, topics and views we should highlight and debate.

ONE TO ONE

Safety in the community

Community Matters

Security

We still have a major problem with the gates and low walls (Another item I raised at the AGM and debated but not minuted)

Having visited different developments it was only when I purchased at Don Juan did I realise the reason for mesh behind the decorative gates, on a lot of communities , security .

Although it has been discussed, it is a major item of concern and should be discussed with all the issues for and against

At least a feasibility study could have been carried out prior to employing a security firm to give an overall picture and budget costs.

Taking into account of the garage doors being left open, is there a check list or report done on a daily basis by the security guard of anomalies he sees, and if so what action is taken .

Neighbourhood Watch

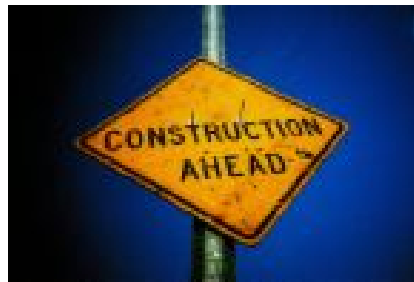
When looking at properties on the Costa Blanca there seemed to be a lot of communities using this as a method for security.



Community Matters.

With committee meetings being held, decisions should be available to the community instead of waiting for a brief outline on the web (EOS.) with at times limited information given.

Should not a statute be written to ensure notes of all meetings are recorded and widely available to all members of the community



Surveyors Report

Although it is our (Community) report, to date we have not received any real information or indication of the major problems that are in the architects report on defects , and forecast or indication of cost.

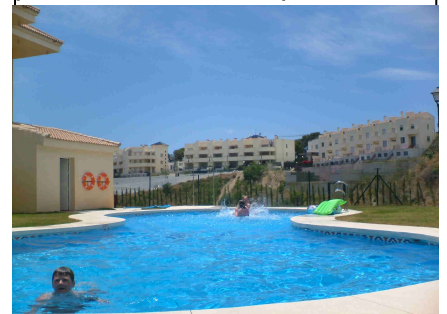
Swimming Pools

Two conflicting statements On the license for the pools, A. "We found it shocking to discover that no one had applied for it before!"

B. "The inspector told us that she inspected these same pools a long time ago (before completion) at the request of the developer (the way it should be done) and she didn't approve them then."

Does anybody talk to the Developer? As a lot of matters on Don Juan involve both parties is it not of interest to negotiate.

Then that leaves the all important question what is the position now on the pools.



Security

Looking out for you

Remember to keep your neighbours in mind when you see something suspicious

In eget sapien vitae massa rhoncus lacinia. Nullam at leo nec metus aliquam semper. Phasellus tincidunt.

FREQUENTLY ASKED QUESTIONS

Hopefully we can answer some of your queries or you can supply information

AGM-January 2009

Taking into account the near fiasco of the date of this years AGM, that a proposal be put forward to give four to six weeks notice to ensure attendance by neighbours arranging to attend, flights and available time.

If you agree please register with your thoughts on the web site.

General Meetings

The General Meetings must be called giving at least 6 days notice, [in accordance with the law. Communities can have in their statutes a longer convocation period, or take a decision about this at a General Meeting.](#)

Agenda Items

Items for the Agenda should be defined well in advance to give community members time to research and maybe debate with neighbours on subjects listed.

Internet Links

VIA carvajal-spain site

Although we have tried to cover the main links for information if you can give a reason for a Link to a web site which can help community members with information we will be happy to oblige.

Present Links

Available

Administration -

This covers information provided by the administration, although it has not been updated for some time.

Eye on Spain -

Don Juan Development

Fuengirola Town Hall -

When open,
press



Then centre column, item 2
News Letter - "Foreign Residents"

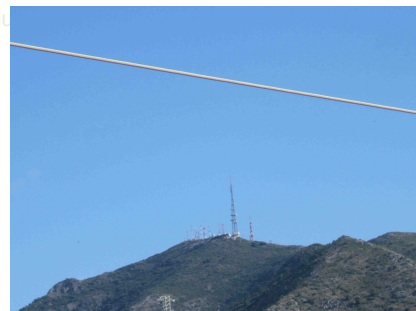
Fuengirola Guide -

Within in this site can be found news, attractions, local information and weather forecast .

(including a 15 day)

Sur in English -

Local and Spanish news



WIFI Hot Spot

I apologize for any inconvenience that may have been caused with neighbours expectations in the delay in connection, first a problem occurred with gaining access to the roof.

The company are waiting for the local electricity company to connect extra power to the transmitter on the mountain to ensure coverage .

The reason they would not connect at this time is they do not wish to sell an inferior service/ product until there is extra signal strength.

*August Newsletter
(Thats if You Think we
should, have an edition)*

**Local Supermarkets
and
Where to buy food items
+
Any Questions you
would like to raise**

What are the local Taxes

Council Taxes 2008

Council Taxes are due and payable by owners of properties in Fuengirola (Residents and Tourist) as outlined on the Calendar.

Though reminder notices are issued and sent out we strongly recommend to comply with the calendar and not to wait for a reminder.

It may be more convenient to use a different method of payment, you could make payments by direct debit.

I.B.I. : IBI is a residential local property tax charged to each dwelling (Villas, garages, storage rooms, apartments, etc.)

I.V.T.M.: the Road Tax has to be paid if you own a vehicle in Spain (Car, Motor Cycle..)

I.A.E.: Tax on Economic Activities.

Entrance of Vehicles: if there is a garage in your community or you own one, you possibly will have to pay this fee, though sometimes it is paid to your community.

How to read Your IBI Bill

Organismo	= Part of administration
Ident. Valor	= Identification of value
Ref. lista	= Reference on listing
Concepto tributario	= Concept of taxation
Zona	= Area
Num. Recibo	= Receipt number
D.N.I. o C.I.F.	= Identification number of taxpayer
Objeto Tributario	= Tax object
Periodo	= Interval of taxation
Año	= Tax year
F. Alta	= Year of fiscal registration
Referencia catastral	= Catastral reference number
Nat. Bien	= Class of property
V. Catastral	= Catastral value
B. Imponible	= Rateable value
Tipo	= Tax rate
Cuota	= Gross taxes
Bonificación	= Deductions
Deuda	= Net taxes
Rev. Valores	= Year of last revision of value
Sujeto Pasivo	= Taxpayer
Domiciliación Bancaria	= Direct debit
Sello y Fecha	= Stamp and date
Total a Pagar	= Total amount to be paid
Periodo de Cobro	= Payment period
Referencia	= Reference

- 30% Discount

In order to claim discount on local Taxes in 2009 the Tax Payer has to be registered on the Fuengirola Population Register before 01/01/09

Ayuntamiento de Fuengirola

City Councillor's Office for Foreign Residents

Registration on the population register, Empadronamiento (Registration Fee 2.30 €)

Documents to Submit/show:

Rental Contract or Purchase Title Deed: if there is already someone registered, *instead*, 1 copy of his /her DNI/Passport or Residency Card

EU: Passport/ Residency Card/ID + NIE, Certificate of Inscription on the Foreigners Register or Certificate of the right of a Permanent Residence (those under 18 years old: Passport

Non-EU: Original valid Residency Card or original valid Passport/ID and NIE, if you have. full Address in town (Street name, street number (street number signs are green), name of the building or house.

Registration is carried out by the Municipal Department of Estadísticas on the date of your application (subject to no objections)