

# COMMUNITY OF OWNERS

## SENORIO DE ALOHA RESIDENTIAL COMPLEX

### 2025 PRESIDENTS END-OF-YEAR NEWSLETTER

#### EXECUTIVE SUMMARY

**2025 Overview:** *Stable finances, improved security, extensive maintenance, and clear plans for major infrastructure works. Fee collection exceeds 90%. Key challenges remain debt recovery, reforms compliance, and short-term rental behaviour.*

**2026 Focus:** **Major repairs, legal actions, improved rental governance, and continued security enhancements.**

Dear fellow property owners,

Season's greetings.

During this particularly busy time of year, I will try to be brief and to the point. Should you require any clarification or additional information, please do not hesitate to contact Adenjo.

Although the final dates will not be available until January, it will be necessary to convene an **Extraordinary General Meeting (EGM) during the month of February 2026**, and it is likely that the **Ordinary General Meeting (OGM) will take place in late April or early May 2026**.

#### **Community Finances**

The community continues to enjoy a *stable cash flow*, with a *fee collection rate exceeding 90%*. We maintain a healthy bank balance and are able to meet all of our financial obligations.

#### **Debt Collection**

A small number of long-term defaulting owners account for approximately 85% of the total outstanding debt. All cases are currently in judicial proceedings; however, no significant progress has been made during 2025. Please find attached the current list of outstanding debts as of today.

#### **2025 Budget Expenditure**

By the end of the *third quarter*, expenditure stood at *76.27% of budget*. Key variances included an *underspend on electricity* and an *overspend on water*, driven by a combination of cost increases and higher consumption.

Overspends in *maintenance* were offset by underspends in *administrative costs*. Once the full-year accounts have been finalised, they will be *externally audited*.

#### **Maintenance**

The challenges of a *25-year-old complex with poor original design and build quality* remain unavoidable. During 2025, repairs were undertaken to ageing *water pipes*, terraces affected by water ingress, tiling across the community, and various *engineering and electrical systems*.

Proactive maintenance also delivered extensive *painting works*, including garage fire doors, safety railings, and numerous walls throughout the community, including the *main entrance*.

Long-standing *humidity issues* in basement storage areas—largely due to design faults and sewer-related problems—have been addressed through the installation of *ventilation ducting and extraction fans* in the worst-affected areas. This programme will continue *as funding allows*.

### Major Infrastructure Repairs

Three significant projects were under consideration throughout 2025:

1. Repairs to the *garages of Giralda, Alhambra, and Mezquita*;
2. Repairs to the *façades and metalwork* of all five buildings; and
3. *A complete repaint of the community*.

A structured plan has now been developed outlining *how these works will be executed and financed*. An *EGM will be convened in February* for owners to review and vote on the recommendations.

### Security

2025 saw the completion of the *access-control job system* and the installation of a *new intercom system*. Some initial issues arose due to partial reuse of the original backbone cabling to control costs.

The *next phase*, now underway, involves the installation of *CCTV*, with additional cameras to provide more comprehensive coverage. A final planned phase—*access-controlled doors between garages and portals*—remains on hold due to funding constraints.

A smaller but important improvement concerns *portal door handles*, which are frequently damaged when doors are wedged open, particularly during the summer rental season. A simple preventative solution has been implemented by the maintenance team.

While no community can ever be entirely secure, the results to date are encouraging. Owners are kindly reminded to ensure that *doors are not left open*, especially for delivery personnel and external contractors.

### Reforms

Several property reforms during 2025 caused *disruption or damage*, leading to the implementation of a *deposit system*, with partial retention in certain cases.

Three owners are currently subject to *legal action* for non-compliance with Spanish and community construction regulations. Approval will be sought at the next AGM or EGM to initiate proceedings against *four additional reforms*.

Owners planning *significant renovations* are strongly advised to consult the community's professional advisers in advance to ensure *full legal compliance*.

### Summer Rentals

Despite improvements following new access controls, legislative changes, and revised community rules, unacceptable incidents still occurred, including items thrown from terraces, damage to common areas, late-night parties, illegal pool use, and police intervention.

A *working group of rental owners* is reviewing bylaws and procedures to promote responsible behaviour. Proposed changes will be presented at an *EGM* for implementation ahead of the main rental season.

### **NAÔ Pool Club – Legal Case**

Together with *Aldea Blanca*, the community obtained a favourable judgment against *NAÔ Pool Club* relating to noise and disruption, with minor damages awarded. Both parties have appealed.

The community seeks stronger operational restrictions despite plans for the site's sale to *ABU* for high-end residential redevelopment, a process expected to extend until **2027**, with NAÔ intending to operate during **2026**.

### **Conclusion**

Overall, **2025 delivered tangible improvements** across the community. While reforms and rentals place pressure on resources, they also contribute to the *rising value of Señorío de Aloha*. Major infrastructure projects and ongoing legal matters will remain priorities in **2026**.

Very best wishes for the festive season & look forward to seeing you in the community in the new year.

John Riley  
President  
SdA.