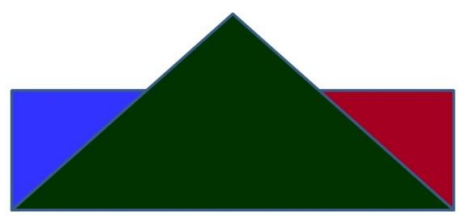


Owners Association BULLETIN

May 2023



QUINTA do MONTINHO

Dear Owner/ Member

Solar Systems Pool Pumps and Water Pumps

To advise you that the QDM Owners Association Committee met virtually on May 23 2023 and we were presented with a proposal to install 2 solar solutions on our development,

The aim of these investments is two fold;

- To reduce our current very high expenditure on energy with an expectation of future increases and
- To invest in the future of our development and to provide a robust sustainable infrastructure for the future

I am pleased to say both proposals were supported unanimously by the committee and we intend to proceed with procurement and installation without delay

The first proposal is to install a installing a photovoltaic system to supply energy for the domestic water pumping system

This will include installation of 10 Solar panels on the pump room roof and the slope behind. The system will be connected to the 3-phase switchboard, located in the pumping room. During daytime, the 3 pumps can be totally or partially sustained by the photovoltaic system. depending on weather conditions.

To make it more cost efficient, the system can sell to the grid the excess of production that is not used. This will generate a KWH credit to compensate the consumption during the night period.

The intention is to maximise usage on the Off Peak (Vazio) tariff which is 70% cheaper than the standard tariff (Ponta)

The planned installation will take place in September 2023

The Second solution is to install an intelligent system to control the pool pumps so that the pumps will typically only run when the sun is shining and this will dramatically reduce energy consumption .

The proposal also provides for two new pumps as the current pumps whilst operational are becoming old and inefficient .

The system will require 8 Solar panels to be installed on the roof of the tool shed and on a frame behind it above the old heaters

The old water pumps will remain installed and can be used as backup.

The planned installation of this system will be Winter 2023/24 when the pool is not in use

Please advise asap if you anticipate any issues with this installation



Planned Events

Summer Pool Party

It is planned for the Owners Association to hold a “Pool Party” in the summer making use of our wonderful facility. We plan to provide some light refreshments but all are welcome to bring their own (NO GLASS!) and hopefully a small barbeque as well. The suggested date is Thursday July 13th. All those here and interested please let us know for numbers. We are sure this wont suit many owners but if successful we will arrange a calendar for the rest of the year and into next year

Owners Survey

We hope to make some progress in 2023 but as we move forward it is important that we continue to represent the views of the owners. During the summer we will send a short survey (max 10 questions) to all owners asking for opinions on direction , current services quality and future requirements

Communication

It is important that we continue to communicate with all our owners , ideally this should be two way ! , but this is not easy as many owners are not here full time and are based across the globe conversing in many different languages. We have a very successful Whatsapp group , a new web site, (www.qdmoa.org) we are about to launch a facebook group and the bulletins will be issued as required . Hopefully this will work but all ideas are very welcome

Water Control

Water levels are low in the Algarve this year so to help and in line with directives we have agreed to cutback our irrigation this summer. Please be aware advise your gardeners and monitor your gardens

Quarter 3 C&U Payments

You will shortly be receiving requests from GSA for payment of the Qtr 3 C&U Charges. Prompt payment will be appreciated

Enjoy the summer !

Dave