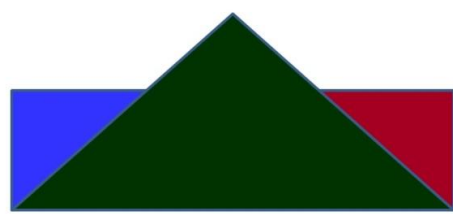


# Owners Association BULLETIN

April 2023



QUINTA do MONTINHO

Dear Owner/ Member

## 2023 Budget

We have finally agreed a position with GSA for the coming years budget. As previously mentioned the Number One priority has been to improve the Value for Money that we get from our C&U Spend. We have challenged GSA on a number of areas and they have responded by reducing their charges in these areas. The net effect is that charges will NOT be increased for ALL owners this year. This is against backdrop of rising energy prices and underlying inflation of c 10% across all of Europe.

If actual spends are in line with the budget, hopefully there will be a surplus and therefore no need to request a separate contribution to the Reserve Fund this year.

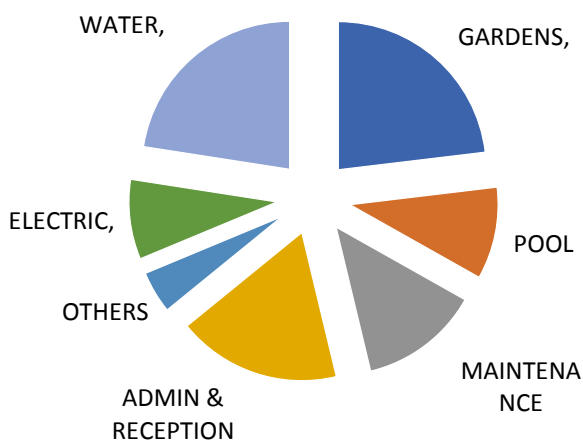
## C&U Costs Quarter 2-4 2023

As explained earlier C&U Costs are to remain unchanged for 2023. We do however ask that payments made to GSA are on a quarterly basis. An instruction will shortly be sent to all owners from GSA

Owners may want to consider setting up Standing Orders or Regular Transfers to make this easy.

For your information here is the split on what your C&U contributes towards

## Service Costs 2023



## Water Control 2023

You can see from the diagram that our biggest expenditure is on Water and this is primarily watering all our gardens. Our irrigation system is very old and needs constant maintenance. Also some owners use this facility a lot whereas others hardly at all. The Committee is considering ways we can improve this facility without detracting from the wonderful appearance of our properties. In the interim, can I ask all owners to let us know of any leakages or areas that are being watered unnecessarily so we can reduce our spend this year.



*If you like this photo, please send me your photos of QDM and they may appear on the next bulletin*

## Planned Projects

### Pool Access Control:

We are evaluating two solutions that will improve the control that we have over use of the pool. We hope that a solution can be implemented before the busy summer period

### Solar Systems for the Pool Pumps and Water Pumps

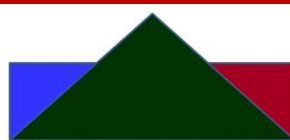
We have received proposals for both solutions however like all domestic users we have to evaluate the payback period and the right time to invest in such solutions

### New Web Site

The new web site is up and running but still in its early stages. We welcome all feedback and Many Thanks to David Gorlitz from Praia da Luz who has helped us with the new site. We also plan to open a closed facebook group for all owners, this will allow us to give quick updates but also canvass opinions on future direction

## GSA Sale Update

Unfortunately I have no further news for you all except to say that the revaluation of the Complex has been taking place over the last few weeks and is due to complete this month. The next step is for the auction to be relisted and all interested parties engaged with the objective of a sale. Lets all hope for progress towards the end of the year



QUINTA do MONTINHO

[www.qdmoa.org](http://www.qdmoa.org)