Dear Owners

I am glad that some owners were able to travel to our beautiful La Isla this Summer. The window for travelling safely was so short.

Firstly, painting is due to restart on 1st September with Block 7. It will take approximately 6 weeks. They will then move onto Block 6 and so on. (Balconies and terraces will need clearing if it is possible)

Further to my email re gardening, cleaning and water I would like to elaborate further.

There have been a few complaints recently about Gardening and Cleaning. Meetings have been held to investigate the situation. Firstly, to dispel any rumour the contract with STV has not changed since it was made other than it was extended from 7 years to 10 years (2018 AGM) when two contracts were combined in exchange for the Outer Ring road being landscaped by STV. The Resort needed to do this to conserve water and save a lot of money anyway. STV then organise their workforce to fulfil these commitments.

However, let me explain the Gardening Schedules, that are published weekly on the website as there appears to be some misunderstanding on this subject:

* The schedules have not changed other than the reporting of them has increased from monthly to now weekly (in addition to the monthly overview.) This was to give owners prior notice so that they could clear gardens in preparation for mowing and time to unlock gates. (Remember this is across the resort.)
* Lawns are cut every 3 weeks during most of the year. It does vary by a few days occasionally due to climatic conditions and number of days in the month.
* Treatment of lawns regarding weeds and scarifying and reseeding is done in the Spring, (March or April) and again in the Autumn. Again, climatic conditions will dictate how successful it is eg lots of rain in Spring can negate the effect of weed killer if we get a lot of rain after it has been sprayed. (Murcia had a lot of rain this Spring.)
* Hedges are cut as follows depending on the type of hedge but are cut at the end of April, June and August. A fourth cut is in October. Fiscus and Rosemary hedges have a schedule of 3 times a year. The Lentisco hedge 4 times. After every cut they are sprayed.
* Palm trees across all the resort are treated differently, on the external road they are pruned once a year in December or January. The trees in the gardens have the same frequency but the fruits are removed when they appear in abundance which can be any time in January, February or March and at any time during the autumn. Lower branches that start to die off are removed at the same time as the hedge cutting.
* Pools are cleaned daily. Treatments are checked and added daily.
* I brought forward the weekly schedule for the mosquito spraying this year to March because of the exceptional amounts of rain and humidity. There has been an above average amount this year due to the wet season. We had lots of water gathering on terraces and balconies due to few owners being able to reach their apartments which did allow more to breed. (Pandemic)
* In the last 3 months we have employed a second Admiburgos technician with the sole responsibility of spending 50% of his time auditing STV work on Gardening and cleaning. The rest of the time is auditing the painting, pergola painting and improvements and doing small engineering jobs that need to be done. His reports are concise and I receive them on a daily basis. He inspects each area of the Resort fortnightly compiling a list of issues that need addressing. These are then sent to whoever is responsible for rectifying them eg STV, handyman or Admiburgos if it needs involving an outside contractor.

I hope that this clarifies any gardening concerns. If anyone wishes to view the contract (or indeed any contract we have) they are invited to make an appointment at Admiburgos to view it in their office.

Kind Regards

Andy Watkiss L2 President La Isla

[andy@condadoalhama.com](about:blank)