



Marbella 17th October 2025

Dear Fellow Owners,

I hope this email finds you well and that you were able to enjoy La Trinidad to the full this summer.

The committee and I heard your comments about the community being over 20 years old and becoming tired in some areas. Keeping up the high standards we are used to is important to us all.

The physical infrastructure of many of our facilities and support systems are now beyond economical repair and are being renewed e.g., electrical wiring for external Lighting, main fuse boxes, damaged roads etc.

There have been many improvements made since my last newsletter at the beginning of the year which I would like to inform you about and some which are important to tackle in the near future:

1. Our security CCTV system has been fully installed with high-definition cameras with night vision which gives a clear colour picture both night and day. It also has an AI tracking facility which helps security identify un-authorised vehicles or people.
2. In addition to the initial specification CCTV cameras were also fitted in the garages.
3. Although we are making good progress with the replacement of the "Balcony Planter lights" that we bought we need access to more apartment's balconies. We are hiring a cherry picker and an electrician to finish the job.
4. Over 100 path and tree "up light" fittings have been refurbished or renewed.
5. We have signed an agreement to have the "LA TRINIDAD" sign to the right of the main entrance and every block number on each path entrance backlit illuminated. Giving a much more modern look.
6. The renovation of the Istan Road is making good progress. Palm trees have been planted on the pavements and the top coat of tar is to be laid soon.



7. The part of the Istan road wall opposite block 5 and 6 which was too low has been rebuilt successfully.
8. The whole length of the wall has been power sprayed to remove debris and the wall has now been repaired as necessary and repainted.
9. One of our large Pine trees in front of Block 1 was felled by the stormy weather in Spring.

An investigation into the cause highlighted that many of our trees have become top heavy and their root system cannot support the tree in stormy weather. In the last few weeks 40 Eucalyptus trees and 44 Pine trees have been heavily pruned.

10. The lawns had suffered badly in 2024 with the drought conditions and the water restrictions. In June we contracted an Agronomist, an expert in lawns. They Hollow Tined the lawns and spread sand into the holes This aerated the lawn, improved drainage and reduced soil compaction. Since the treatment we have seen a dramatic improvement.
11. Further to the AGM discussion about the reception area at the entrance to each building being in a poor state we have engaged a company to refurbish the sun damage main entrance doors on all blocks and to replace the frosted glass side panels with new clear glass.
12. Cracked and damaged tiles around the outdoor pools are being replaced. All tiles will be chemically cleaned then an anti-slip solution recommended by the tile manufacturer will be applied.

Moving on to work to be done which will need your agreement:

1. The internal road is in poor condition with potholes and large bumps caused by mature tree roots. To repair the dozens of places that need to be done will create a patchwork of black oblongs and squares, not aesthetically pleasing and we can expect continuing problems. It would therefore be better to have the entire 23-year-old road repaired and resurfaced given that we have a new road outside the urbanisation. We are assessing the costs and practicalities of doing this.
2. There is a potential project to move away from Gas heating for the indoor pool which costs €50,000 and invest in a solar powered /heat pump solution. The annual savings are forecasted to be approximately €50,000 resulting in a one-



year payback. Of course, there will be will year on year future savings if we agree to go forward with us.

3. We have had feedback that the undercover garage floors are an eyesore. We have a project to assess the cost and affordability to carry out this work.
4. A group of owners who are frequent users of the Gym are interested in funding a gym equipment upgrade at their own cost and for the benefit of the community.

Let me assure you that our committee are dedicated to working on maintaining and improving La Trinidad for the benefit all owners and their guests.

We have 15 apartments who after 2 reminders, and a notice of withdrawal of community services, still have not paid their fees which were due in July, and a further 8 apartments who are 2 or more semesters behind. This is totally unacceptable and causing cash flow problems.

We currently have a significant budget over run for obvious reasons. Can every owner in arrears please regularise their account immediately.

Yours Sincerely

Eric Ysewijn

Community President