

**in this issue >>>**

Birds - the mess  
Security - Fobs  
Maintenance Update  
Drought & Floods  
Suggestion Box

Issue  
**One**



**Quarterly CDS PM4 Committee  
Update December-2024**

# Casares del Sol

pm4

**First update >>>**

Hi everyone, this is the first of the quarterly newsletters

We the committee want to send this to you to keep you informed and updated on what's happening in PM4. We hope you find it to be interesting and helpful.

This is not intended to replace Nicks official updates nor the communications from Comunimas, but rather to be an informal communication on progress made and what's going on at PM4.

For more information, on PM4  
[www.cdspm4.com](http://www.cdspm4.com)

## You spoke - we listened

Birds

The problem with birds roosting in the stairwells and the mess this produces has been a high priority. A few suggestions were made as to how this could be addressed. The decision was made to install metal spikes to prevent the birds roosting. The work has been carried out by Juan and Fran with really good results, but there are still some high areas where we need to get a contractor with a cherry picker to safely reach. Check on Page 3 in photo.

### Security

We drew your attention to the risks of entrusting your keys to property managers without being sure of their honesty and integrity. We are pleased that some owners took the initiative to change their key holders to people that we know well and trust.

The "fob audit" will help to ensure that all fobs are accounted for. Please make sure you fill out the form which was sent because fobs that are not accounted for will be deactivated in due course.

### Floods

Although the area was placed on high alert during the recent severe weather and tragedies in Valencia, CDS was spared flooding and damage for which we are grateful. It seems the rechannelling and drainage work done by Finca Cortesin after the last floods has been effective and our properties were protected.



## Maintenance >>>

**Fran & Juan** work hard all year around doing regular maintenance that perhaps not all of us see or appreciate. In addition to the regular maintenance and gardening.

After the AGM in September, we drew up a list of maintenance priorities. In addition to the regular maintenance and gardening lots of other necessary work has been carried out.

# Trying to be both proactive & reactive.....



*Cracks in the walls on the steps leading down to the gardens between blocks 30 and 31 and 31 and 32 have been repaired and plastered and will soon be painted, (see photos on last page)*

## Stairwells

The stairwells to the garages have now all been painted.

## Fence repair

The top of the fence behind block 29 has now been mended and the hole fixed.

## Door Repairs

Some of the doors leading into the garages need repair. This is a "wet weather" project for Fran and Juan, and they will be doing this as time allows. They have made a start and done a very professional job, at a fraction of the price of replacing the doors & making good use of their time when they cannot work outside.

## Gardens & Pool Maintenance >>>

# A hard year on the gardens with the drought restrictions

However, after the recent rains the gardens are looking very green and lush again. Juan and Fran have been trimming bushes and pruning trees and keeping the grass cut so PM4 is looking lovely again.



## Gates, Gates, Gates

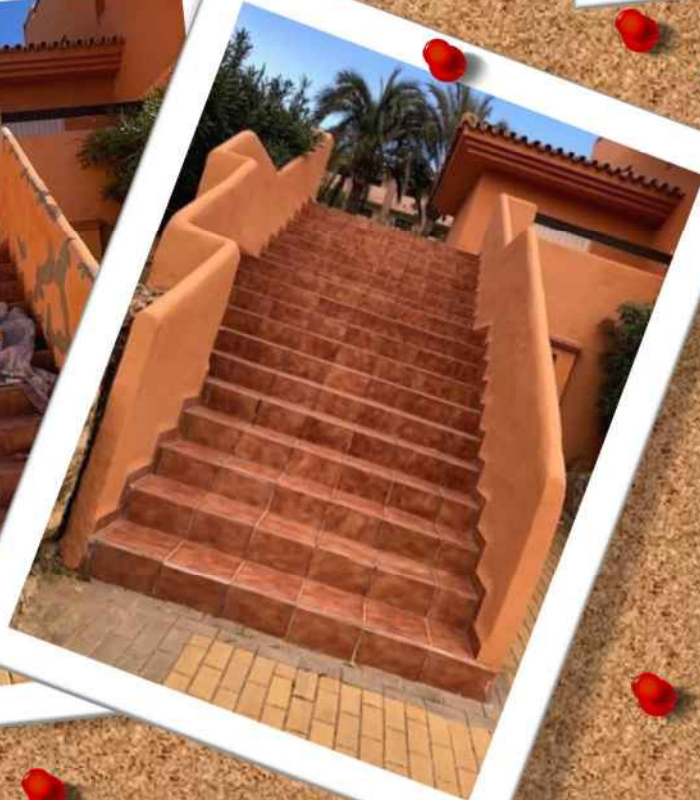
3 times Gate K has stopped working. It is currently being investigated as a potential electrical problem tied into our supply that also feeds the pool pump. We will update you!

Work around the pool- changing the sombreros and repairing sun beds along with changing the shower heads and controls will be undertaken in the spring before the pool opens.

# Local News

Búa Gardens has now closed and will be reopening under new management. We don't have details as to when, but we do know the new restaurant will be called "Sunset". No doubt we will let you know on the google group once it does open.

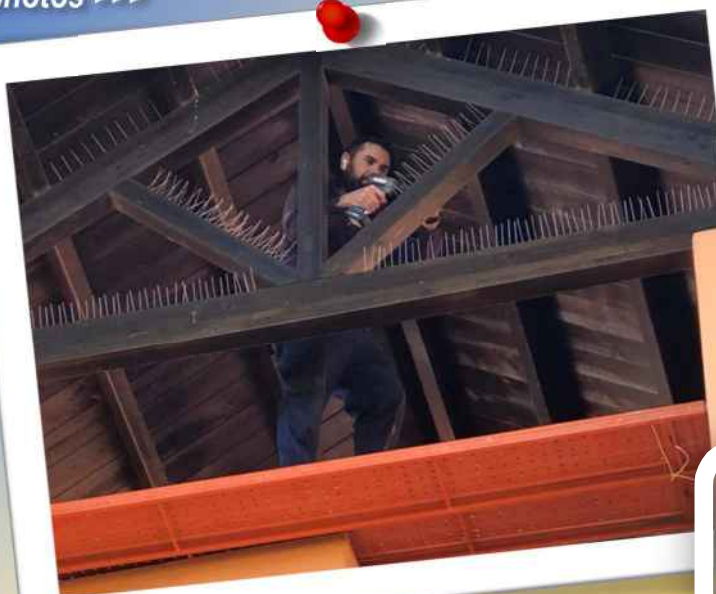
The Christmas lights are up in PM4 and the big Christmas light switch on follows in Sabinillas. There are angels and reindeers on the roundabouts, and I believe Santa will be arriving in his tent at the bottom of our road.



## The Committee....

The committee is here to serve you. We meet regularly on zoom and are in constant contact on WhatsApp. With the constraints of work and other commitments we will do our best to do as much as we can for the community but obviously there will be times when your complaint / problem will not be dealt with as quickly as you would like. We respectfully ask for your patience.

photos >>>



Juan the Man in action at height!

Something had to be done, Mr. Pigeon,



## Suggestion Box...

Thank you to all who have submitted suggestions. The committee is in the process of reviewing the suggestions already submitted. The box will be open until the end of the year. Based on some of those suggestions, we will be assessing and possibly costing various projects in order to improve our environment. Also to include popular ones in the survey for a vote on priorities.

### 2025 (OFFICIAL HOLIDAY CALENDAR)

- January - Wednesday - Año Nuevo (New Year)
- January 6 - Monday - La Epifanía del Señor (Three Kings)
- February 28 - Friday - El día de Andalucía (Andalucía day)
- April 17 - La festividad del Jueves Santo (Maundy Thursday)
- April 18 - El Viernes Santo (Good Friday)
- May 1 - Thursday - La Fiesta nacional del Trabajo (May Day)
- August 15 - Friday - La Asunción de la Virgen (Asuncion Day)
- October 13 - Monday - La Fiesta Nacional de España (Hispanic Day) Bank Holiday moved to Monday 13th
- November 1 - Saturday - El día de Todos los Santos (All Saints Day)
- December 6 - Saturday - El día de la constitución (Constitution Day)
- December 8 - Monday - El día de la Inmaculada Concepción Day of the Immaculate Conception
- December 25 - Thursday - El día de COOKIE SETTINGS (Christmas Day)

As a committee we wish you all a very happy and peaceful Christmas. It will be great to see some of you over here during the Christmas and new year season.

### Website

PM4 has an excellent website with lots of information, so if you have a question or need info, please check that out first- it's likely the information will be on the site.

Check it out on: [cdspm4.com](http://cdspm4.com)

### Farewells and Hellos to Owners..

In the past few months, we have seen some of the original owners selling up and moving on. We were sad to say goodbye to the Sprakes and McGees. We look forward to meeting new owners and welcoming them into our community.

### Survey...

To better understand your priorities and concerns, we will be sending a survey in the new year which will help us to prioritise work that needs to be done and to establish realistic costings on potential improvements. Please do take the time to fill out the survey and return it in the allotted time. Only as we hear from you, can we take appropriate action as a committee.

### coming soon >>>

### In the next issue

A reminder on the pool times!  
Spring watch - see what is happening with the busy maintenance team in CDSPM4.  
Fob Audit update.  
President's notes.  
News and updates.  
Survey Update.  
Incorporation of any suggestions / improvements in Newsletter.



### 2025 AGM!

Be there or be square - make a note in your diary for the AGM on the 12-Sep-2025!



### SQUATTERS

You will all be aware of the situation with the squatter in block 29. It is a distressing situation and not one that can easily be dealt with since the legal owners of the property are the ONLY ones who can act legally to evict and even then, it is complicated.

The committee assure you all that we recognize the seriousness of the situation and the resultant anger and frustration. However, we will not be acting outside of the law on your behalf. **EGM 30<sup>th</sup> December 14:00**