

# ASSOCIATION OF HOUSE OWNERS

**Quinta do Paraíso**  
Founded: October 3, 1981

## HOA Newsletter November 2018

### Further to the October Newsletter

CC responded constructively to many of the Board's comments on the first draft Contract 2019:

- The Board still awaits any information to allow an early review of Central Facilities costs; meanwhile CC has agreed **not to change the CF fees** for 2019.
- CC has already made improvements to the lighting on the footpaths around the Clusters – this is now referred to as 'central facilities lighting'.
- Further information on the CC/QdP proposal for WiFi in 2019 is still awaited.  
The HOA Board has requested proposals only with 'unlimited' capacity, to replace the 'capped' 2017 Vodafone solution.

Also, CC has commissioned a software update to make any Upgrades visible on Rental bookings.

**The final Contract 2019 template** was issued by CC/QdP on 9 November with a full cover letter. It is consistent with the expectations as we advised in the October Newsletter.

Our further comments are now as follows:

- The Q2 2018 optional amendment, whereby CC/QdP took responsibility for all cleaning costs (maid service, household products and laundry service), versus a reduction in net rental rates, was generally popular and has now been consolidated into the Contract 2019.
- The new wording in clause 11.7 is at the HOA Board's request.
- Garden maintenance – as stated in CC/QdP's cover letter, Owners can negotiate their hours. Thereby, Owners can mitigate the potential reduction in their net incomes in 2019 (but the Board has not yet seen any template for these 'specific contracts').
- CC/QdP has also stated that services during Private Use (clause 12.3) can be negotiated.

Owners may wish to secure a quantification of the CF fees in clause 6.1, along with renegotiating any other specific points that they previously agreed individually for 2018.

CC/QdP was not able to progress 'Winter rentals excluding electricity', because of conflicting prior agreements with Tour Operators. This topic could be reconsidered next year.

## **News about the HOA Board**

Further to the October Newsletter:

- a) Those of our Members, and past supporters, for whom CC/QdP has not deducted the 2018 HOA Subscription from the Owner's account at CC/QdP, are kindly requested to make their payment (€ 45) directly to Bas Aarsen, [treasurer@hoa-qdp.org](mailto:treasurer@hoa-qdp.org), before 31 December.
- b) The Board again requests all Members to seriously consider if they might stand as a candidate for the HOA Board in 2019.

## **Next steps**

The Board will complete the annual Audit of the Central Facilities costs in late January 2019.

We will inform Members of the outcome of that Audit, and send the Calling Notice and Agenda for the AGM, during February.

The AGM is confirmed for Saturday afternoon, 30 March 2019 at the Trattoria Olivera, QdP.

Alan Jenkins  
HOA Chairman, for the HOA Board

