

## **JUNTA DE COMPENSACIÓN DE CORTIJO CABRERA**

### **Apartado 2, Cortijo Cabrera, (04639) Turre (Almería)**

Dear Owners

This email is in response to the latest unsolicited email distributed by the Open Cabrera website.

As usual It is full of the usual total inaccuracies, false assumptions, and accusations.

Those that have been working tirelessly with the financial, legal, and local administrations to define a way forward to implement a legal foundation to fund the daily services of Cabrera are appalled by the repeated allegations of lack of work and progress.

The huge effort required from many people in sorting out the complications of implementing a payment scheme that enables nonpayers to be forced to contribute their fair share of utility services is ongoing.

The Junta sees no point in reporting week after week that information is being gathered, assessed, discussed, reviewed, and awaiting legal confirmation from local and regional administrations.

The Junta will report to owners immediately all this hard work produces a result.

The CRA and Open Cabrera website have still given no information of how they propose to implement the running of the utility services that enables us to live here.

After many years of continual viciously worded criticism, they have still given no constructive details of who they would appoint to perform the daily 24/7 tasks or on what basis it would be funded and controlled.

They have forced upon us all a legal decision that basically declares that utilities cannot be the responsibility of, or funded by, the Junta.

But neither the CRA, nor the legal system, has specified what alternative system can be put in place.

So now we have nothing in place to operate our utility services.

We are relying solely on the common sense of the responsible owners who have made voluntary contributions, based on past invoices, to keep our workforce in place to keep things running.

Open Cabrera website criticises donations to the Junta, but still appears to be asking owners for donations of legal fees to block the Junta from achieving a legal solution to the problem.

Cabrera will not be fairly run if we are forced to adopt a “payment by trust” scheme as operated in other nearby urbanisations.

We know from theirs and others experience, that given the chance, there will always be a number of persons who choose not to contribute and have no qualms of being subsidised by others.

This is the current temporary situation in Cabrera where we will be forced to ask for voluntary contributions again to keep our services running pending the formation of an agreed fully legal payment system.

We already have a situation where most responsible owners paying in full, subsidise the growing number of those who prefer to pay nothing after believing the false assumptions and arguments they are presented from Open Cabrera.

To highlight just a few items of misinformation.

1 The allegation that the damage to buildings and walls is caused by poor building rather than by this once in a lifetime rainfall event highlights the strange, twisted thinking of the person running this Open Cabrera campaign.

It shows the lack of local knowledge of a person stuck in front of a laptop in the UK rather than owners who have lived here for many years and were actually present in the months of March April May when rainfall was measured as being 450lt/m<sup>2</sup> compared to the average of 50lt/m<sup>2</sup>!!

Ask the homes and businesses all over southern Spain that have been damaged!!

2 Land in Cabrera for sale has been common knowledge for many years, in fact it predates the 2008 building crash in Spain so no revelations there for people who live here.

3 The implications that the bowling green wall collapse in the 1990s was due to bad building does not mention that it was due to the earthquake at the time, a missing piece of vital information.

4 Open Cabrera laments the fact that 7 owners have had their water cut off for non-payment of services but fails to point out that due to the action of the CRA in creating the current situation, at this moment, no entity is responsible or can charge for keeping Cabrera utilities operating.

That is, no one is now legally responsible for the water supply to each house, sewage system operation, electricity for street lighting /water/ sewage pumps, rubbish collection or street bins, street cleaning, vegetation control / general horticulture, pests and poison caterpillar control/ and more recently relevant, environmental damage etc.

The Junta that has been performing these tasks at a widely recognised economical cost for over 30 years, but has now been informed, thanks to the court ruling, that it cannot be responsible for continuing to operate them.

Those with villas on larger plots may be able to build water tanks and cess pits like other nearby urbanisations that do not have reliable drinkable water or functioning sewage systems

That is not an option for many other Cabrera owners with properties in close together situations.

We won't bore you with other corrections to the slanderous misinformation; just to repeat that continuation of the lack of utilities funding is an extremely serious situation and there is not a quick easy fix as suggested by the CRA/ Open Cabrera.

Whatever the outcome is, the one certainty is that we will all be paying considerably more for an inferior service as our 24/7 workforce that runs Cabrera is in jeopardy.

Regards

Junta de compensación Cortijo Cabrera poligono 1

**NIF: G 04179974**

**Polígono 1, Sector R3 de las Normas Subsidiarias de Planeamiento de Turre "Cortijo Cabrera"**