

# **JUNTA DE COMPENSACION DE CORTIJO CABRERA**

Apartado 2, Cortijo Cabrera, E-04639 Turre, Almería, España. Tel. 950 528 440

Dear Cabrera owner.

Owners are being requested by yet another association (the eighth in the history of Cabrera) not to pay the legally submitted invoice for payment on account to provide the essential services to YOUR PROPERTY.

These invoices are a request on account as permitted in our Statutes as we cannot change the format previously establish for the past 30 years until we approve the updated Statutes, hopefully they will be ready to present to the Assembly early next year which our lawyers jointly with the Town-Hall are busy preparing.

Article 13 – Obligations (existing statutes)

b) Pay punctually the sums necessary to meet the normal costs of management of the Junta to which end, the Junta de Delegados (Board of the Junta) will fix the sum corresponding to each member in accordance with the sum allotted to him.

Article 33 — Levies

The Junta will be able to collect from the members the sums approved by the Assembly to defray ordinary and extraordinary expenses including the setting up of guarantees or deposits to safeguard the commitments assumed by the Junta in the direct carrying out of works.

In order to collect the contributions established by the Assembly, and agreed to by the Board of Delegates, and prior notice having been given to those concerned requesting the payment of their dues within one month at the most, the Junta may apply to the Town Hall for exaction by writ, notice to this effect being given by the Secretary with the approval of the President.

Once the updated Statutes have been approved, separating property service charges and the maintenance charges according to the land size of homeowners only for services and land size for all landowners for maintenance of infrastructure, revised invoices will be submitted for the period of the year 2023 and adjustments made on amounts received by each individual owner.

The Junta is legally complying with the Statutes and the Court instructions

and until the necessary updated statutes are approved, the Delegados cannot modify the established system without the approval of the Assembly.

We trust you can understand the complexity of maintaining Cabrera services and at the same time adapt as per the court ruling and the existing statutes.

Cabrera is not simply a community of owners; It is an entity of a collaborating administrative legal nature as dependent on the City Council.

Jose Luis Jerez

Treasurer of the Junta de Compensacion