

# NEWSLETTER

# Limnaria Gardens



**Dear Limnaria Gardens owners and residents.**

**Welcome to our first newsletter as your newly elected committee for 2023/2024.**



## Your committee members are:

Left to right:

- |                   |           |
|-------------------|-----------|
| Håkon Teien:      | Member    |
| Jenny Ellinas:    | Chairlady |
| Michael Jacobsen: | Treasurer |
| Sergey Firzin:    | Member    |
| Shayne Cuthbert:  | Secretary |

On behalf of the Limnaria Gardens Committee, we welcome you to our community and thank you for entrusting us to oversee the daily functions of all the communal areas at Limnaria Gardens together with Vesta Holidays.

Our mandate is to make decisions on your behalf to ensure Limnaria Gardens is efficiently managed and that the communal areas are clean, well run and in good repair.

We all commit to act with integrity, transparency and accountability.

Looking forward to a productive year.

# NEED TO KNOW

## Latest statement



The statement for **January - March 2024's** communal fees was sent out on 8th Feb.

Your contribution plays a vital role in maintaining the upkeep and functionality of our shared spaces in Limnaria. Prompt payment ensures that we can continue to provide essential services and maintain the quality of our community.

If you are interested in paying by SEPA, please contact us and we'll assist.



## Sun loungers

As it is Winter and the pool is closed for the season, we ask for your assistance to remove all sun beds from around the pool and take them to the storage area behind block E.

All beds still around the pool on **15th March** will be moved by Vesta; and if they need the locks cut in order to move the beds they will need to do this.

Thanks for your understanding on this.

## Water meters



The Municipality of Paphos has been changing all the meters at Limnaria; but unfortunately **did not put any tags on** to identify which meter is for which apartment. This of course causes huge confusion in the case of leaks / maintenance.

When you receive your next bill please can you ensure you label your meter.



## AGM DATE

We are pleased to confirm that the dates for the next AGM are:

**MONDAY 23 September at 09h30** and

**MONDAY 30 September at 09h30**

The reason for two dates is if the 1st meeting cannot take place due to not enough attendees or proxies for a quorum

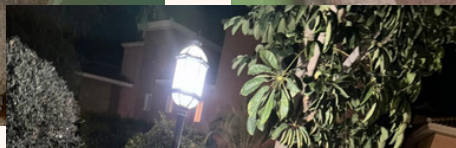


# ILLEGAL DUMPING

On our regular walk-arounds we have seen instances of old and broken furniture and sun loungers being dumped in public areas. Not only is this unsightly but it is also detrimental to our community's well-being.

The Paphos Municipality Garbage Collection service WILL NOT take these items away; and they don't magically disappear - we have had to pay to have them removed!

It is very costly for us all as this cost comes off our communal fees. Please dispose of your unwanted items ethically and responsibly.



We all need to take responsibility



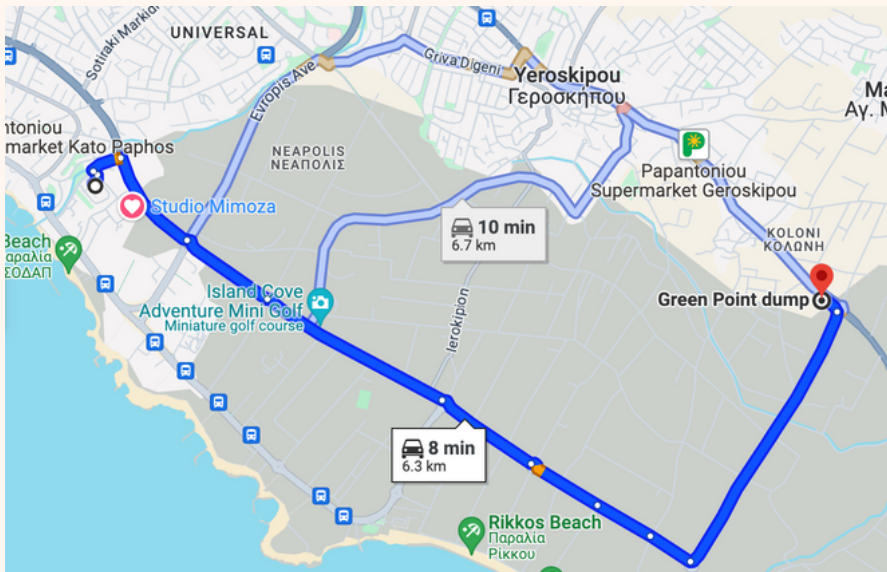
# DUMPING LARGE ITEMS

Please DO NOT dump any LARGE ITEMS like boxes, cardboard or polystyrene packaging, sun loungers, furniture, broken appliances, kitchen or bathroom items etc. near the bins as they WILL NOT be collected by the Paphos Municipality.

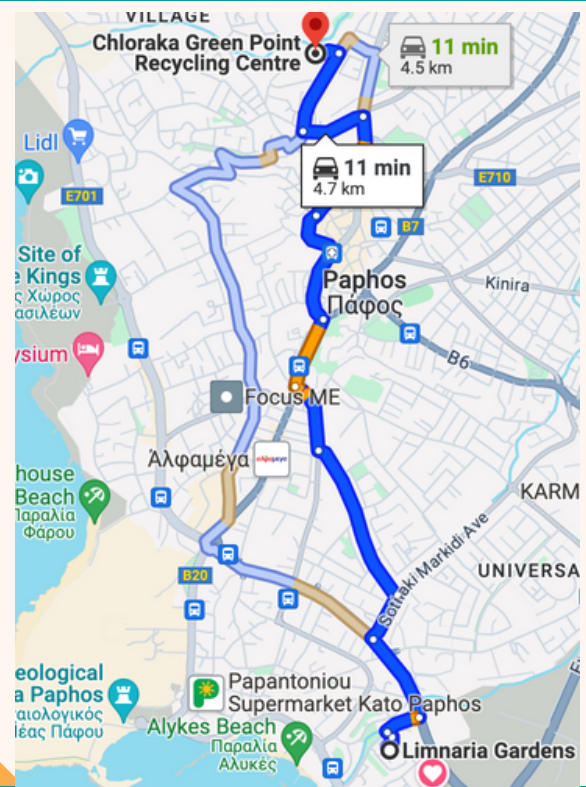
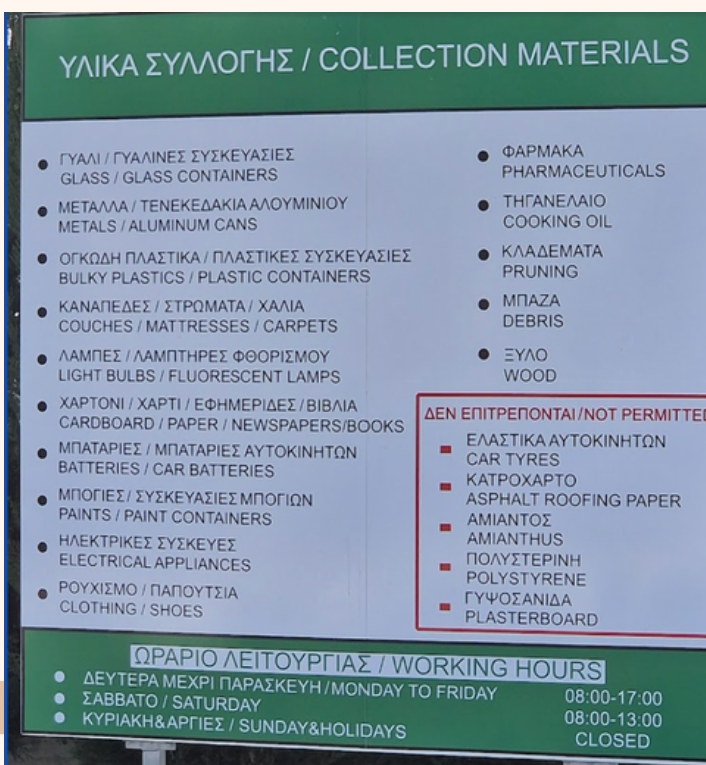
There are TWO municipal dumps less than 7km away from Limnaria; and we would like to kindly request that you and your contractors and cleaning service companies make use of these facilities.

Let's work together to maintain Limnaria's charm and be environmental responsible.

## 1. Green Point Koloni



## 2. Green Point Chloraka



# OUR FUTURE PLANS

## Security



We are prioritising the safety and security concerns raised at the AGM and are in the process of securing quotes looking at installing the following:

- high-spec, monitored security camera system with night vision to cover all entry points including the lobbies;
- motion-sensor lights in the covered parking areas & lobby entrances;
- vehicle barriers along the entrances at block C and D;
- an EXIT-ONLY vehicle barrier from block A to Melinas Merkouri Ave.

We are also negotiating a special rate for ground-floor owners wanting a security solution including burglar bars, an alarm system and cameras.



## Our new website

We have created a website that is a source of information about Limnaria including: upcoming activities and events, general info, announcements & contact information.

[LimnariaGardensPaphos.com](http://LimnariaGardensPaphos.com)

Please take a few minutes to visit the site to familiarise yourself with this resource to get to know the community.

## Recycling



Budget allowing, we would like to order plastic, paper and glass recycling bins that will be placed throughout Limnaria in **Quarter 2**.

Not only does recycling play a crucial role in keeping Limnaria clean, but it reduces municipal waste that must be collected, saves raw materials and energy plus provides economic benefits to Paphos & Cyprus.

For LARGE ITEMS like boxes, packaging, sun loungers, furniture, broken appliances, sanitary ware etc. please use the COMMUNAL DUMP - see next page for more details.

# WHAT'S COMING UP

## Budget finalised

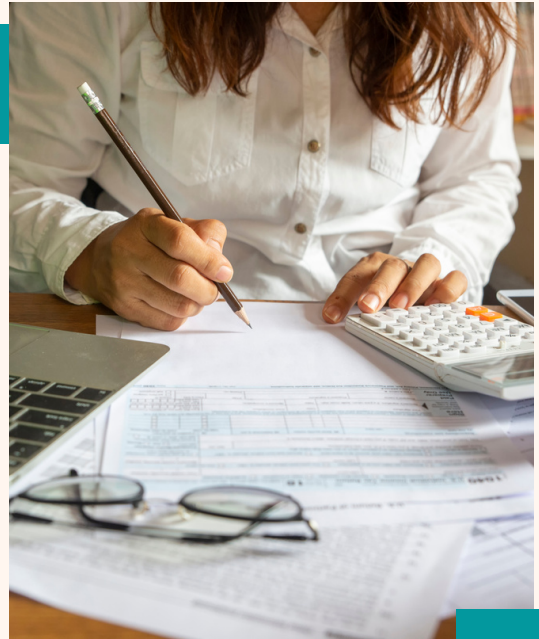


We have met with Vesta and finalised the budget for 2024; and are pleased to announce that we have managed to keep the increase to **3,5%** (less than the current inflation rate).

The budget will allow us to:

- continue to **repair and maintain** the gardens, pools, communal areas and facilities for the next year;
- have sufficient **insurance** cover for communal areas;
- instal the much-needed **security**;
- employ a **lifeguard** on duty from 1 April - 31 October
  - April, May and Nov: 9AM - 5PM (7 days a week)
  - June to October: 9AM - 6PM (7 days a week).

**Thank you for paying your communal fees on time.**



## Improvements

### 1. HOME IMPROVEMENTS

Please refer to the GENERAL AGREEMENT so that you ensure you comply with all specific colours and standards; and remember that ALL structural changes need Planning Permission from the Paphos Municipality. Check the website for more info.

### 2. CAR PORTS / AWNINGS

We are looking to implement a standardised policy for car awnings in order to improve the uniformity and overall aesthetics of our parking area. We are getting design ideas from a few suppliers and will keep you posted.

### 3. ROOF TOP DELAPIDATION

We will be embarking on a roof top audit; and will be making contact with all owners on what defunct / dilapidated, rusted and obsolete items that need to be removed.

## Until next time...

Jenny Ellinas (Chairlady), Shayne Cuthbery (Secretary), Michael Jacobsen (Treasurer), Håkon Teien (Member) and Sergey Firzin (Member).

For all your compliments, suggestions and complaints, please use the form on the website:  
[www.limnariagardenspaphos.com/contact](http://www.limnariagardenspaphos.com/contact) OR email: [limnariagardenscommittee@gmail.com](mailto:limnariagardenscommittee@gmail.com)