



## **ASOCIACIÓN PROPIETARIOS MONTGÓ JÁVEA**

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### **APMJ NEWSLETTER JULY 2015**

Dear All,

I had been hoping to write a Newsletter a few weeks ago. However, a number of things got in the way. No, it was not the hot weather (uncomfortable as it has been). No, it was not illness. It was simply the influx of Summer Visitors to what a Spanish friend refers to as “Hotel Andy”. Now that I have a short break from catering and grocery shopping, planning entertainments and organising excursions, pool cleaning, making airport taxi runs, etc, I can devote some time to thinking about APMJ matters. Mercifully, it is all reasonably quiet at the moment. That said, there are still a couple of things that might be of interest to you. I am also looking forward to receiving some feedback on several topics. As always though, I will start this Newsletter on the subject of roads.

#### **Asphalting on Montgó**

The long-awaited programme of asphalting in our area is now finished. The work seems to be of a very high standard with many long-existing potholes and bumps smoothed out, manhole covers concreted in at the right height and so forth. On the downside, parts of some of the roads on the published list have not been touched at all, leading to inevitable disappointment and frustration. One example is the top end of Carrer Pic de la Batalla. I suspect also that a side road of Carrer Pic de la Montsià has not been completed despite expectations to the contrary. Of course, I thoroughly understand that the Town Hall had a limited budget to do the work, and tried to do as best it could within that budget. Nevertheless, it would be nice to think a little more money could be found to finish the job properly. To that end, I should be grateful if you could let me know – preferably by email to [presidentapmj@gmail.com](mailto:presidentapmj@gmail.com) – of any roads/parts of roads (other than the two already mentioned) that you were expecting to be included in the recent asphalting programme but were not. I will then add them to my list of things to tackle the Town Hall about now that the new administration has had chance to settle down.

#### **Carretera de Jesús Pobre**

In the last Newsletter I praised the provincial government about the asphalting on the Formula One test track that is also known as Carretera de Jesús Pobre. What I wasn't aware of at the time was that some of the road markings make it very difficult for drivers to exit the roads from their residential area and head towards Jávea without breaking the law. One good example is at the bottom of Carrer Piscis where the unbroken white line on the far side of the road allows you to turn left from Carretera de Jesús Pobre into this important access road, but the solid white line on the near side prevents you from turning left out of it. The legal alternative is to turn right and head towards Jesús Pobre and then find somewhere to turn round. I believe the same situation exists at the foot of Calle Cuenca, near Tiffany's Bar. Again, I understand the reasoning behind this; it is simply a safety issue as both exits are located on bends. However, maybe if some form of physical speed limiting devices could be introduced such as the ramps in Camino Cabanes, or simply the placement of better warning signs, then the road markings could theoretically be changed. Whether there is a will to listen to suggestions for change within the Diputación de Alicante I don't know (although experience tells me that there isn't). I

think it would be worth trying though, and to that end I should be grateful if you could let me know of any other road markings on Carretera de Jesús Pobre that ought to be changed to allow better access/egress.

One of our members also mentioned to me that, following the asphaltting of Carretera de Jesús Pobre, it was almost impossible for him to exit his drive onto the main road without scraping the front of his car because of the increased level of the road. It seems to me that if there is one like this then there are others. If so, please do let me know the details (addresses/locations, description of problem, etc) with a view to seeing if we might get these access points reworked.

### **Land Grab (LUV) Update**

I was asked at the last Montgó Morning if I had heard any updates on the Land Grab issue, or Ley Urbanística Valenciana (LUV) to give it its proper title. There seems to be very little updated information on this available at the moment, with one website I looked at suggesting because of the current downturn in construction, it actually wasn't much of an issue. I beg to differ as I believe things could well be changing. Spain's economy is starting to recover and, as a result, I would guess that many people are looking forward to getting back to work in the construction industry. For example, I notice that in my road (Carrer del Montgó), land is being cleared seemingly ready to start work on the much rumoured six or seven new villas. Whether the work will affect the surrounding properties or not, I don't know (but intend to find out). I do know, however, that if one bit of construction work is starting, then others will follow suit.... never mind that, in my opinion, new houses are not exactly needed in a country with so many sitting empty already. In short, I don't have any news on changes to the LUV, but will try and find out if the existing laws are likely to affect us anywhere on the Montgó in the near future.

### **Saving Water**

As you might have seen in the local press, there have been problems with the water supplies in the wider area. We in Jávea are relatively lucky in that we have the water desalination plant. That said, it has been operating at 100% of its production capacity (27,000 m<sup>3</sup> a day) and Amjasa has inaugurated an awareness campaign to try and reduce private consumption of water. More details can be found on our website ([www.montgoresidents.com](http://www.montgoresidents.com)) but for those without web access you should note that Amjasa suggests you:

- do not water your garden during daylight hours so as to prevent evaporation
- do not fill pools (a bit silly in my view as if the water levels drop too low this could lead to permanent damage to pool pumps if they ingest air)
- should check your water meter for leakages (simply switch off all taps and if the meter still goes round you have probably got a leak!)
- avoid unnecessary usage

One of our members has also suggested that a large stone could be placed in lavatory cisterns (it can save quite a considerable amount of water). Likewise, letting agencies should encourage visitors to be aware of the local situation, just as we should let our own visitors know about the need to conserve water.

### **Fire Prevention Update/Overgrown Gardens**

The continuing dry weather and potential water shortages lead me nicely into my next topic: Fire Prevention. I will provide a short update on the Fire Prevention project at the next Montgó Morning. In truth, there is little to say as things are moving very slowly at the moment. I therefore want to stir things up a little by putting something to the test. We have heard from a number of sources that the Town Hall is willing to help force property and landowners to clear up their plots where there is a risk of fire spreading, or to do it on their behalf and then charge them for it. Rather than individual members making requests to the Town Hall, I would

like to put together a short list of plots that need clearing but where no action has been taken for some time, and submit it from the APMJ on behalf of the membership. There is, of course, the obvious one below Carrer de la Penyaparda where the woodland was removed a number of years ago and roads and services built, but is now overgrown. Nonetheless, I would be more interested in the smaller empty plots in between houses, or even gardens which are simply overgrown, as we are more likely to get results if we start small before tackling the 'big boys' on the Montgó. By the way, at any time when I refer to the "Montgó" area, I include all our members who live on the other side of Carretera de Jesús Pobre.

While on the subject of overgrown and abandoned plots, I would be keen to hear of any gardens or areas of land where there are palm trees clearly infected with the Palm Weevil (Picudos Rojos) but not being treated. Likewise, I understand a number of plots are used as dumping grounds for garden waste, building materials and so on. Please let me know about those as well (addresses, locations, details of problem, etc).

### **Montgó Mornings and Other Diary Dates**

We continue to hold our Montgó Mornings at Le Gourmand Restaurant on the first Tuesday of every month. The next is Tuesday 4<sup>th</sup> August.

At the last Morning, Doris Courcelles provided an update on the change of responsibilities within the new Town Hall administration following the local elections in May and its priorities for the coming year and beyond. She explained that her main role was now liaison with the expatriate communities. I look forward to continuing our already excellent two-way exchange of information with Doris, who has been – and continues to be – a good friend of the APMJ.

Looking ahead, as well as the regular Montgó Mornings, we will hold a General Assembly in the autumn, most likely on 27<sup>th</sup> October in the Social Centre in Jávea town, although this date will be confirmed to you before long. We also plan to hold our ever-popular Christmas Lunch in early December. Again, we will provide a date and location as soon as we can.

### **....and Finally**

As well as asking you for feedback on unfinished roads, road markings/difficult access points on to Carretera de Jesús Pobre, overgrown plots and infected palm trees, I would also like to know if we are communicating effectively. For example, are you getting enough information from us? Is it the right sort of information? Are we communicating in a language you can understand? Please let me know, again by email, in person or by phone (655 431 216). If I could have your replies about the roads, etc, by 21<sup>st</sup> August then this will give me a chance to call on the appropriate people in the Town Hall before I set off on my next food and drink tasting expedition to France later in September.

Hasta la próxima

Andrew Simmonds  
President APMJ