



Googletranslatet newsletter 2-2022

**Hello all homeowners!**

### **Change in the board**

Initially, we unfortunately have to announce that the chairman of the interest group, Yngve Holmgren, has chosen to resign from the board due to illness. Håkan Eriksson takes over as chairman and retains the role as finance manager. Deputy Jörgen Hedlund joins as a regular member.

### **BMR and maintenance**

Our area is well maintained. General and private gardens look nice. Over time, however, the need for some repairs increases. The board makes an annual assessment of what maintenance is to be performed during the current year. In addition, there are always unforeseen repair needs. The sewage problem and its layout will probably be an upcoming major expense as well as measures on the sloping northern wall. Discussions are still ongoing with Tessaban about a reasonable solution to the sewerage system.

In 2020, the then board produced a proposal for the repair of the northern wall. The proposal was voted down by a majority of homeowners, but unfortunately the problem of sloping walls and landslides remains. The board has recently inspected the northern wall and documented it with the help of photos and filming with drones. We will return with more information after all documentation has been completed.

**Below is a description of decided maintenance 2022 so far:**

- **New system for opening the gates.**

A new motor for the gate on BM2 is now installed and a new system for opening the gates. New remote controls can be picked up / ordered at the office at a cost of 1000 Thb / pc. Only one type of control is needed for all gates. An update in the document for additional service has been made regarding the cost of remote control for tenants as tags are no longer relevant. Otherwise just as before. The board has received some complaints from some homeowners due to the fact that a fee has been charged for remote control. However, the board insists that this cost should be borne by the respective homeowner.

- **Flushing of stormwater pipe within BM2**

The flushing was done during the month of February. No cost was charged to the homeowner for the supply line / blue pipe that was also flushed which is located on each plot. (Similar flushing was also done within BM1 and BM3 2021, which the board informed about earlier)

- **Refreshment and some rebuilding of the guard cure**

At the board meeting in February this year, it was decided to refresh the on-call diet. On the one hand, a more projecting roof will be constructed to provide more shade in the guard cure. The front is redone with a larger glass pane. Repainting takes place inside the guard cure. The toilet is renovated with new tiles, toilet and sink. Work will begin in April.

- **New water pump**

The board decided to purchase an additional pump that handles the water distribution in the area. An extra pump is necessary to avoid long water interruptions when repair is needed. In connection with the installation of the new pump, the old one was sent away for renovation. When it is ready for reinstallation, service of the control panel is also planned.

- **New pool pump for BM2**

A new pump for the BM2 pool has been decided to be purchased.

- **Felling of trees / branches on a neighboring plot along the southern wall**

BMCL has now been approved by the police to take down branches that hang over our power line that runs along the road south of the wall. The trees are not on our land, the board has tried to get landowners to take down the trees before the branches fall over our power lines but without response. A lawyer has now been hired to contact the landowners that BMCL will cut down the trees. Certificates have also been obtained from the police and the municipality. The work is planned to start on 14 March.

- **Installation of stormwater grids at the BM1 gate**

To prevent water from rushing into the area under the gate on BM1, a stormwater grid will be installed.

- **The interest association's statutes and other governing documents**

As houses are sold and new owners / members of the association are added, there is reason to remind that statutes and other governing documents are available on our forum. If you have forgotten your password or never got a login to our forum [www.bluemangpresidence.com](http://www.bluemangpresidence.com) v.g contact the information manager at [info@bluemangoresidence.com](mailto:info@bluemangoresidence.com) and we will try to help if login does not work.

### **House sales**

We also want to take the opportunity to inform that a house sale is not completely finished until all documents linked to the house sale have been signed. Only then do you as a new owner get access to the forum and are put on the interest association's mailing list. According to the office, it can take about 1-2 months before the deal is completed if both parties stay outside Thailand. The documents are then sent for signature. If both parties are in Thailand, the deal should be completed within 1 month.

### **Additional service**

The document additional service that can be found on our forum shows which services BMCL offers. Request that the office staff ex. must sign various documents of a private nature, or assist in Immigration is not a service BMCL provides. Please respect this. If there is a service you miss and which you think more homeowners would like to use, we on the board are happy to accept proposals.

### **Emptying the septic tank**

The company that empties our septic tanks has increased the price by 100 Thb. The cost of jointly planned emptying is increased to 900 THB. Emptying outside the planned interval is increased to 1,100 THB.

### **Help by Handyman with simpler repair work**

Homeowners may need help with various practical tasks such as. installation of fans, installation of paintings, installation of furniture, replacement of lamps, improvement painting of houses and wooden details, etc. The purpose of Handyman service is to provide a convenient solution for

homeowners to get help with simpler chores.

If a Handyman service is required, the office should ALWAYS be contacted. The supervisor plans when there is time for the work and announces the estimated cost of the work performed. It is not up to each homeowner to give instructions to Handyman themselves. The supervisor is also the one who makes an assessment of whether the desired repair can be carried out by Handyman or whether an external contractor should be hired.

**Reminder about TM 30 registration**

According to current legislation in Thailand, TM 30 registration with Thai Immigration must be done by all residents (homeowners, family / visitors, tenants, others) within 24 hours of arrival in Thailand. Homeowners who want help with this notify BMCL and name the people to be registered via email to (customer.service@bluemangoresidence.com).

One of these people visits BMCL's office as soon as possible after arrival at BMR. The following information must be provided per person:

Passport information or copy of passport, Arrival Card number, Date of arrival according to stamp in each passport, Flight no. Boardingcard.

Please note that if you arrive at BMR on a Sunday or public holiday, the office may be visited and registration will take place the following day (which is in order according to Rayong Immigration)

**This applies when guests come to visit BMR**

According to BMR security regulations, our guards are not allowed to let people into the area without identification or a valid case. If you as a homeowner or tenant are waiting for a visit, please inform the office in advance about this, which in turn notifies the guards.

If you rent out your house, the office must always be informed in good time before tenants arrive. Give the names of all tenants. This applies regardless of whether you use BMCL's rental service or not.

With kind regards  
The BMHOA Board