



2024-02-16

Hello all homeowners!

Hope all is well with you all, wherever you are. Many of you have been in Mae Phim in recent months and enjoyed the sun and warmth. For those of you who have been at home, shoveling snow has probably been a common occupation. It is gratifying to be able to announce that as many as 85-95% of all orders of services and information to guards and others have gone through the website. The fact that you use the website for communication as much as possible makes it easier for Som and Moo in their daily work. Many thanks!

The result of the latest vote on quarterly invoicing.

We're glad 64 homeowners responded to the poll.

Of these, 40 homeowners supported the board's proposal to switch to quarterly invoicing. 19 homeowners were against and 5 voted blank. The result of the vote means that we will introduce quarterly invoicing in 2024. The first invoice will be sent out in February.

Here are some examples of what the first invoice will contain:

- Electricity and water costs for December 2023
- Additional services performed in December 2023
- The Monthly Fee (Common Fee) for January – March 2024
- Additional gardening services for January – March 2024
- Additional pool maintenance services for January – March 2024
- Additional pest control services for January – March 2024

The introduction of quarterly invoicing means that we go from 888 customer invoices to 296 customer invoices. In addition, the number of reconciliations, which in some months involved a lot of detective work and sending out reminders, is decreasing. For homeowners who pay from Sweden, the cost of transfers is reduced as they don't have to send payments every month. We will also ask our suppliers to switch to quarterly invoicing where appropriate. Readings of electricity and water will be done quarterly and not monthly. If homeowners wish to obtain additional readings, they can be carried out at a small cost as an additional service. The services performed by Handyman will be invoiced separately where expenses incurred in connection with the work performed are attached.

Routers and TV boxes

Many have taken up the offer of a router at a reduced price. There are a few left and as mentioned earlier, the price applies while supplies last. To order, click on the link and you will be taken directly to Sanuk's form, which goes directly to their customer service. <https://www.bluemangoresidence.se/sanuk-system-formular/>

TEAMS Homeowners Meeting

On March 23 at 10:00 Swedish time and 16:00 Thai time, all homeowners are invited to a homeowner meeting. A link to the meeting will be sent out one week before the meeting. Specifically, on 16 March. This is an opportunity to talk, ask questions, leave comments, wishes or give someone "a rose". We on the board are grateful if you send in a proposal via the link [Contact with the board – Blue Mango Residence](#)

Traffic in the area

Comments have been received by the board where many have pointed out the problem that it is driving too fast and that children are also driving in the area. Furthermore, several people drive in the wrong direction in our roundabouts. All homeowners are asked to respect the speed limit, the driving of vehicles by adults and left-hand traffic. Homeowners who rent out houses in the area are asked to inform about this in connection with renting. All for everyone's good and that an accident will not occur.

DogsThe number of dogs has unfortunately increased in the area and we have heard more people talk about it. Therefore, the board has been in contact with Dog Rescue, to see if we can be helpful in any way. Theresa, who is responsible for Dog Rescue, wanted our support in conversations with local politicians. The board, in the form of representatives of the area's homeowners, has endorsed the letter, and we have also encouraged adjacent areas to support the work. The goal is to get residents in Mae Phim not to leave dogs that then run loose in the immediate area. Elsewhere in the country, signs warning of fines have been put up.

For more information, please see the attached letter that answers questions we have been asked. Below are pictures from a visit to Theresa who runs the business Dog Rescue.



All the best from the board - Lena, Suzanne, Janet, Jörgen, Ola and Mia

