



2024-10-24

Hello, homeowners!

Autumn has arrived in Sweden, and the cold is starting to make its presence felt. Many of us are now longing for the warmth and our wonderful Mae Phim. The residents in Mae Phim report that the rainy season is nearing its end, and the sun is shining more and more. Here is a newsletter with some updates about the area, a few reminders, and important upcoming dates.



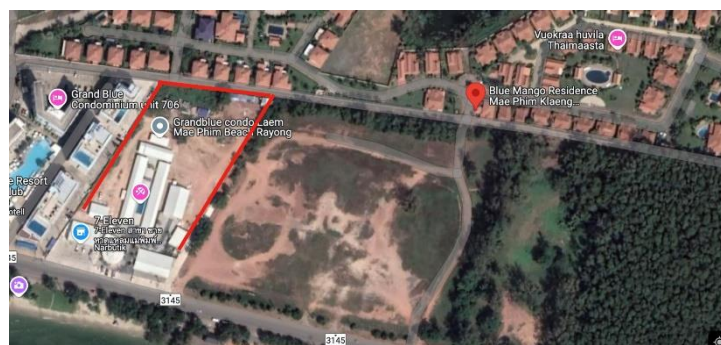
Operations & Maintenance Throughout the year, various operational and maintenance works have been carried out. Some examples include the repainting of gates and towers, all roundabouts have been reviewed, and the electric fence around the area has undergone extensive renovations and is now fully functional around the entire property. The board has prioritized drainage measures and made several interventions in the area. Our service office and guardhouse have been renovated, providing the staff with a better work environment.

At the end of September, the pool area at BM Pool 1 suffered a major water leak in the pump/service room. The leak was caused by a sand filter pump that had burst, flooding the service room with water. Unfortunately, this also damaged some sensitive technical equipment located in the room. Currently, work is underway in collaboration with two different companies to replace, repair, and restore the damage. The supervisor is working actively to get the pool operational as soon as possible so that it is ready for all guests during the high season. The pool is currently closed, and as a consequence, the water pressure in the area is slightly lower than usual. This is of course not ideal, but we are working to restore everything to full normal operation as soon as possible.

If you would like more details about our maintenance work, the website has been updated with a Repair and Maintenance Plan for the whole of 2024.

New Construction Outside Blue Mango

In mid-October, construction work began in the red-marked area outside Blue Mango. During this period, guests and homeowners in the area have unfortunately experienced strong vibrations and high noise levels. The good news is that the builder has now announced that the piling work is complete and that the project has entered its next phase. The board expressed concern about possible cracks in the wall along the road and in nearby houses, but we are pleased to report that the area seems to have come through unscathed. Our supervisor has been in contact with the municipality, which informed us that a hotel and resort facility will be built on the site. The facility will consist of two two-story buildings and a pool. The construction time is estimated to be about four months. We will continue to keep you updated as soon as we have more information.



Ahead of the High Season

Soon, our wonderful Blue Mango will be filled with homeowners and guests, and we would like to remind everyone of our house rules. Please note that the office is only open in the mornings, respect the rules that are set for our area as they are in place to foster a good neighborly atmosphere in Blue Mango Residence. Finally, we remind everyone to drive carefully within the area, keep the speed below 20 km/h, and do not let children drive scooters or Saryengs! This is all to ensure the best and safest environment for all of us. You can find the rules on the website via this link: [Boende – Blue Mango Residence](#)

Ahead of the upcoming high season, we would also like to remind everyone that the area has a defibrillator. It is located at the BM1 guardhouse. Shortly, you will be provided with phone numbers for an emergency phone that will be monitored by the guards.

Renting Out Houses

Some homeowners choose to rent out their houses to guests, and there are a few things to keep in mind when doing so. The board asks all homeowners to:

- Respect that Blue Mango is a Residence and not a resort. Keep this in mind when communicating with guests staying in your house. This means that the office staff is there for homeowners and is not a service office for guests or tenants.
- The homeowner is responsible for informing tenants of the area and pool rules and ensuring that they follow them. See the link above, under "Ahead of the High Season."

Information Letter for New Homeowners

The board has compiled an information letter that will be provided to all new homeowners. This is part of a warm welcome, creating an initial contact, and providing basic information about how various things work in the area. The information letter is available on the website.

Transferring Money Abroad

The invoice for October has now been sent to your mailbox. For transfers from other countries to a Thai bank to work, certain formalities must be met by the sender. This will make it easier for us to manage transactions and ensure the correct recording of your payments. Normally, it takes 3-4 bank days for the transfer to reach the Thai bank. The money will arrive, but the office staff is often unable to trace who made the payment. Therefore, it is of utmost importance that when you send money to Blue Mango's account, you attach a copy of the transfer and also include your name and house number in an email to the office. Thai banks always charge a bank fee when money comes from abroad (the fee varies depending on the size of the transfer).

Motions A final reminder, October 31 is the last day to submit motions to the board. You can do this via the following link: [Motioner till styrelsen – Blue Mango Residence](#)

The board thanks everyone who has submitted motions so far.

TEAMS Meeting – Digital Homeowners' Meeting

The board invites you to a TEAMS meeting on November 17th at 10:00 AM Swedish time and 4:00 PM Thai time. The agenda for the TEAM meeting is primarily to introduce "Som 1." She will talk a bit about her work at BMCL, and there will be an opportunity to ask her questions. Let us all welcome her back to BMCL in her new role as Supervisor at Blue Mango. After Som's presentation, the board will be available for any questions from homeowners. We see this meeting as an open forum without a structured agenda. If you have specific questions you would like to raise that require preparation from the board, we ask that you submit your questions via "Contact the Board" on the website.

Annual Meeting

The Annual Meeting will be held on January 6, 2025, from 3:00 PM to 4:30 PM at Blue Mango, at Pool 1 as in previous years. Invitations and relevant documents will be sent to you as the date approaches. The staff warmly welcomes all homeowners to the winter season and lovely Blue Mango Residence! We from the board hope to meet as many of you as possible during the TEAMS meeting.



Best regards from the board - Suzanne, Janet, Jörgen, Ola, and Mia

