THE ANCHORAGE

INTRODUCTION

Dear Owners

This is the second newsletter, the first for 2024 and we hope you find it useful as a guide with a wide range of information and contacts in one place.
We are using it as a vehicle to communicate with you what is going on in the Anchorage, on all fronts- including the gardens, regarding maintenance, improvements- major and minor investments that we all need to be kept abreast of including our new solar panels.
We have a strong team of committed individuals with a wide range of skills on our Committee who oversee a huge array of activity aimed at making your enjoyment and investment pay back handsomely.

New, this winter, are some activities instigated by our Committee and implemented in large part by Stefanie in the Spa and Eva in the office. This includes the Aquadynamics, Pilates and Chi Kung which you can read more about on page 11. We recognise that more and more of you are choosing to come in the winter months so this programme of fitness activities is there to bring residents together and promote fitness and well-being. The Clubhouse is open in the winter and a lovely place to enjoy a coffee, to read the papers on a bright winter's day, or play a few games that are on offer there.

Even though the restaurant is not open, José is working on new menus to tempt and delight. In addition, our restaurant team Dan and Mandy, are working on introducing new systems to make booking a table easier and to help José manage the restaurant better. A new voucher system is being introduced, as approved at the AGM to help smooth out the ebb and flow of restaurant bookings in the quieter months. Please support your restaurant and check out the new furniture in the beach bar when it opens next season.

We look forward to welcoming everyone back when the high season kicks in and hope you will notice all the hard work that has been going on behind the scenes in your absence.

Robin Black - **Communications**

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AMENITIES

- Winter hours- gym, spa, office
- Coffee/games/activities in the Clubhouse
- Kids and Teen rooms
- Pool number 2- how to open when required

SAVE THE DATE

AGM: Thursday 25th April 2024

GOLF TOURNAMENT: Friday 26th April 2024.

RESTAURANT RE-OPENS: Friday, 29 March!

AUTUMN AND WINTER

RECAP OF THE EGM - OCTOBER 2023

The EGM was held on 6 October 2023, at 10:00 am with a quorum of 68.80%, whether in attendance or represented by proxy. This is based on share coefficients.

Understandably, the Restaurant, the jewel in our crown, was the subject of much discussion and so it should be. Mr. Rosenblatt thanked Doris Röthel for her success in providing us all with a restaurant at the Anchorage and for her unstinting hard work over many years.

Thanks so much to ***Mandy Salter and Dan Simpson*** who have taken over the Restaurant reigns and worked with José this season. They have many ideas to explore with the restaurant team based on analysis of usage data. Most attendees at the EGM were surprised to learn that almost 70% of owners never use the restaurant and they hope to change that. Key to that is in raising a 250 euro voucher per apartment to use during the next season. And a new booking system will be put in place to deal with booking and discourage no shows. The tables and chairs will be upgraded too in the beach bar area which is looking tired and not in keeping.

The solar panel project has finally got approval of Calvia after a great deal of work and negotiation by Alejandro and others. The first step of the project includes a carport in phase 3, where the big pine tree is. Some trees would be removed and planted elsewhere. We hope to be able to reveal this first stage in time for next year's AGM in April.

AUTUMN AND WINTER

It is easy to forget the catastrophic fire that occurred last year but the Committee want to remind owners of their responsibilities in order to safeguard their properties and those of their neighbours.

All the owners have received the emails sent with the measures available to prevent fires and protect our lovely place:

Measures available to prevent fires

a) Private insurance

b) Electrical inspection

c) Chimney cleaning

d) Installation of smoke detectors

If you would like to learn more please contact the office: **anchorage@theanchorage.es**.

You can read the full EGM minutes on our website by clicking on this link: https://www.theanchorage.es/owners-area/files/minutes-egm-6-oct-2023/

Why not try to attend these meetings in person to meet your neighbours and have your say in future?

AUTUMN AND WINTER

WINTER WORKS

***By Alejandro Bulgakov*, General Manager**

Lots of work goes on behind the scenes at The Anchorage while many of us are in our home countries. This autumn/winter, the maintenance team have been hard at work repairing water leaks as you can see in some of the photos. In 2023 so far ten water leaks of varying complexity were detected and repaired.

Work has been ongoing in repairing wooden and metal railings across the development and as ever, general painting is perpetually a work in progress.

Upcoming works will of course include the exciting solar panel/pergola project. We aim to have the first test phase completed for owners to view during the AGM in April.

Wooden railings repair

We have a new member in our maintenance team named Roberto Rodríguez and you will meet him working around.

Water leak in community yard

AUTUMN AND WINTER

WINTER WORKS

Garden lighting is being systematically renewed for lights that consume less energy and are more up to date with the look of our constantly evolving Anchorage. Also, on the electrical side we are reviewing the access control for the underground garage.

After lodging several complaints with our existing supplier we are changing the company who undertakes pest control at the Anchorage.

Finally, we are installing remote water meters and over the past two years we have been dealing with a problem of blocked sewage pipes meaning we need direct access to all manhole covers.

Gardens lighted at night

Retiling community yard

Gardens lighted at night

AUTUMN AND WINTER

DIRTY SEWAGE WATER

Two years ago we had serious sewage problems and several apartments were affected. The roots from nearby plants, shrubs and trees were invading the pipes and causing blockages. The situation was aggravated by having some of the covers below ground level, which caused the permanent entry of rainwater and other debris. Other manholes were ground level also allowing the entry of rain water during periods of heavy rain.

We sent an email to all owners last April, explaining that the maintenance team has been in charge of correcting these level and leak problems and asking those who have these manhole covers covered by any material or element, to release them. Our team will proceed to remove elements, such as decking, for example, that may block free access, as soon as possible. It is essential that they be visible and free of obstacles in the event of an emergency.

Those owners who would like a more aesthetically pleasing treatment, please contact us to discuss. We have many alternatives to offer that could meet both our needs… different colour painting of the cover, planting around the cover, pots on top, etc. (See the photos below). Unfortunately tiling the garden area is not possible.

Water leak in the street

For more information or to discuss your individual concerns please contact the office:

Phone: +34 971400890
Whatsapp +34 672 32 16 43
Monday to Friday from 8:30 to 13:30 or by email:
secretary@theanchorage.es

AUTUMN AND WINTER

WINTER BUILDING PROGRAMME 2023/24

The building works committee seems to be working well. Owners are unanimous in their support to preserve the architectural vernacular of the original design by Francois Spoerry.

In most cases owners want to upgrade bathrooms and kitchens, in bathrooms replacing the old marble, updating hardware, installing walk in showers etc. In kitchens owners generally strip out and replace, and if possible redesign layouts towards open plan living.

Where structural elements are changed (eg removing structural walls) it is compulsory to seek Calvia permission to insure that engineering plans and calculations are up to standard.

With bathroom refurbishment it is essential to check with Alejandro that new layouts hook up to the existing drainage systems which otherwise might have disastrous consequences for neighbours!

Sometimes owners want to install electric underfloor heating which is a much more extensive refurbishment involving more or less stripping out the entire floor.

Early notification to the Community Office is a good idea so works can begin promptly in the construction window from 1st November until end April. These works are noisy and dusty and I urge owners to explain their intentions to neighbours who would otherwise find it difficult to be in residence.

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The community is constantly working to improve the facilities to prevent all kinds of problems.

Fires are a priority issue. Owners can also improve their particular facilities, by making some simple improvements...

if necessary, contact our office and we will help you.

A lot of owners also want to change out windows and doors. We are quite strict about this, as we do insist that windows and doors follow the original design, shape and size, especially when it comes to sliding patio doors. We do not want full height wall to wall glass. There is a local firm (Alejandro has the details) who manufacture on the island, beautifully crafted wooden double glazed windows and doors which are modern, airtight and warm. I will be honest and say I have a very strong preference for this product which are well made and fit our architectural style rather than aluminium or other materials which look out of place. In several instances we have worked with owners to persuade them to change. The new windows at BEMSA's office are a case in point.

Our philosophy is broadly to agree to the changes owners want. And the guiding rule is any internal changes will get approved -subject to the above. The biggest issue for most, are owners wanting to replace aircon units or in some cases installing units for the first time. Whilst modern units are much quieter and smaller, we do absolutely insist that near neighbours are consulted and will only allow installation if everyone is happy. Mostly owners are happy to agree, but there have been one or two cases where one or more neighbours have refused permission. In these cases I urge you to work with Alejandro to find a different solution, which could involve siting units in the gardens and bushes, or sometimes digging up the road to lay pipes across the road. Modern units can now be sited quite far away from the cooling fan (check manufacturer's specifications) and as ever Alejandro is on hand to help with suggestions.

This year we have approved approximately 22 refurbishments of which major works there are 10 and minor works 12.

One last thing. We know the building works season is short. So during May we will allow quiet works like painting and installation of cupboards etc. But the 'stop work' notice is strictly enforced from June 1st. Please tell your contractor, if you are undertaking renovations, about the community rules on this and make sure they don't take advantage by doing heavy drilling or demolition in May. If they do they will be stopped by security!

Thanks for your co-operation.
Struan Robertson

Consult the Internal Regulations to have the full information: https://www.theanchorage.es/wp-content/uploads/2021/04/internal-community-regulations.pdf

AUTUMN AND WINTER

ABOUT THE GARDENS

Anchorage Gardens 2023

We are delighted to welcome two new, young energetic gardeners to work with Ramon.

"Gustavo" Mereles
"Juan José" Corrales

Both Gustavo and Juan José have been employed full time at the Anchorage following a three-month trial period. You can see them hard at work in the new Dry Garden areas which I am delighted to say have been a success especially given the very dry weather during 2023.

Together with Ramon we continue to look at areas for improvement and development in keeping with our Our Vision for the Anchorage Garden. We aim to be a leading example of drought-tolerant Mediterranean planting with a high visual appeal both in the spring and the summer months.

As we experience hotter / dry summers, there will necessarily be a higher demand for water. Hence why we believe that we should embark on a regeneration programme creating "dry & low maintenance zones" within the gardens over the next five years and thereby reduce our dependence on water.

I would like to take this opportunity to welcome Fonso back to work. The Gardening Team thanks the Owners for continued support and they look forward to seeing you in 2024.

Roderick Wordie

Gustavo Mereles - Gardener

Juan José Corrales - Gardener

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THE SPA

Dear Owners!

Here's a big thank you for making use of the spa facilities and menu during the past season. We loved having you with us and continue to be at your disposal throughout the winter months from 9 – 2 p.m. and 4 – 8 p.m.

Our experienced staff is available for corrective treatments like lymphatic drainage or physiotherapy, as well as deeply relaxing and nourishing massages, and cosmetic treatments like facials or nail care. Alongside we provide you with a fresh and healthy Aloe Vera juice shot, a natural antioxidant full of goodness. Use the sauna and spa facilities to relax, keep warm, and treat yourself to some very important TLC time.

If you're up for staying fit in a fun way, there is an Aquadynamic class in the heated pool on Fridays at 12 – 12:50 p.m., led by lovely Silvia, our kids' swimming teacher. She also offered some Pilates and Chi Kung trial classes over the holidays that were a great success, and we will therefore continue with Chi Kung on Mondays at 12 – 1 p.m. in the barbecue area of pool 2 and Pilates on Wednesdays at 10 – 11 a.m. in the gym.

Please register at the spa for any of these classes Whatsapp: +34-672 322 649 or Email: spa@theanchorage.es.

The Clubhouse continues to be an inviting space this winter for everyone wanting to help themselves to a tea or coffee from the coffee bar, play some board games together or lounge comfortably on one of the sofas reading a complementary paper. We have added more cosy lighting this year with some stylish wireless lamps, and on a sunny day you can also sit outside on one of the tables on the terrace, enjoying the view.

Please feel free to let us know if you'd like to see more communal events take place over winter, i.e. some wine tasting, some interesting topic talks etc., or even some small, regular get-together, maybe in the form of a Friendly Friday where you can meet others for a drink, a chat and maybe some games.

We really hope to still see as many of you as possible over winter and are there for you

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every day of the week. Come by any time, we look forward to it!

Warm regards,
Stefanie

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RESTAURANT UPDATE

New Systems Planned for Restaurant Next Year

Peruvian Night

The restaurant continues to provide a focal point and relaxed social hub for the Anchorage community, and throughout the 2023 season has successfully delivered high quality dishes with great service. Whilst the owners recognise the value and contribution made by a well-run restaurant and bar within our community, still more than 70% of owners either rarely or never use the restaurant.

Therefore at the EGM, the owners agreed to re-introduce a voucher system to further encourage all owners to utilise this wonderful asset. Without the support of the owners using the restaurant, its future is uncertain and so we encourage you to book and enjoy at least one meal here each time you visit the Anchorage.

Our Restaurant re-opens Friday 29th March to welcome you in Easter. Please, remember that in Spain it is illegal to put a tip on a bill. Please recognise the professionalism and hard work of our waiting staff by remembering to tip.

The restaurant is also looking to introduce a simple but helpful booking system in 2024 to help José and the team with their community-focussed service.

Plans are also in development to improve the furniture and look of the beach bar area and the Committee aims to complete this upgrade in time for the 2024 season. Rest assured that the new concept for the beach bar will incorporate the three barrels!

Please show your support for our restaurant and bar and look forward to enjoying this facility from next Spring.

Mandy Salter and Daniel Simpson
The Restaurant Team

Peruvian Night

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NEW COMMITTEE MEMBERS PROPOSED

At the EGM in October, two owners were introduced as nominees to join the Anchorage Committees. Voting for these nominations will take place at the AGM in April 2024. At the EGM, the nominees were asked to introduce themselves and they have a provided a few words below.

Hello to all owners. My name is Stewart Broome and along with my wife Christine we have been owners for 13 years. We fell in love with The Anchorage after staying for a few weeks in an apartment here in 2010 for a significant birthday celebration, and we agreed a purchase only one month later.

A bit about me. In work, I have ~40 years' experience in large global businesses - oil and gas, and defence, security and aerospace. My career started in engineering, and progressed through commercial, financial control, global corporate business ethics and audit roles. I have travelled to many countries during my international career, and lived in England, Scotland, Canada, New Zealand and Alaska, USA. I am now fully retired, and live near London, UK.

Apart from several trips each year to Mallorca, I spend my time as follows: travelling the world; helping to look after four small grandchildren; playing golf; walking; playing Bridge and helping to run the local Bridge Club. We have several friends who live all or much of their time in Mallorca, and who all share our passion for sampling the fabulous variety of food on offer here. I like to cook too!

I believe that all the owners of The Anchorage are very privileged to have such a special place to be part of. The facilities including the restaurant, beach bar, gym, spa, treatment rooms, children's playrooms and tennis court all located on a beautiful beachfront distinguish The Anchorage from other Mallorca communities.

I hope I can work with our community to help keep it managed as well as it has been for last decade or more.

Stewart Broome

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Hi, my name is Nicole Breuer,

As a German native from North Rhine Westphalia, I found our perfect winter escape at The Anchorage at the beginning of 2022.

Over the past 23 years I have been involved in several smaller and mid-sized real estate projects and found my passion in the renovation and refurbishment of high-end real estate.

The Anchorage Club is a precious and prestigious location and I am happy to be able to contribute to further enhancing our Community facilities with what I hope are pragmatic proposals, incorporating timeless taste and new ideas.

Mein Name ist Nicole Breuer,

als gebürtige Deutsche aus Nordrhein Westfalen, habe ich Anfang 2022 im Anchorage unseren perfekten "Winterescape" gefunden.

In den letzen 23 Jahren habe ich mehrere kleinere und mittelgroße Immobilienprojekte realisiert und meine Leidenschaft in der Renovierung und Sanierung hochwertiger Immobilien gefunden.

Der Anchorage Club ist ein wertvoller & prestigeträchtiger Ort und ich freue mich, mit pragmatischen Vorschlägen und zeitlosem Ideen dazu beizutragen unsere Gemeinschftseinrichtungen weiter zu verbessern.

Nicole Breuer

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NEW YEAR'S POTLUCK A GREAT SUCCESS

As part of our initiative to enliven the Winter months, a potluck gathering was held on 2 January, 2024 between 5 and 7 pm.In the end, 35 showed up, representing owners from UK, Germany, Sweden, Norway, France, Italy and Switzerland contributing a huge array of delicious food and drink. Later some residents stayed on in the Clubhouse to hear and join in to music played on guitar and piano by Karen Kassulat.

Long time residents, Stewart and Christine Broome came up with the idea to kick off the new year. Said Stewart, *'From our perspective we were delighted that 35 people supported our New Year gathering, and really entered into the 'pot luck' spirit by bringing lovely food and drinks to share. It was great to see everyone mingling with old friends and making new ones. We received a number of thank you notes including one that read…*

'What a great party! We had a wonderful time meeting new neighbours and catching up with old friends. Thank you so much for organising everything. It was a brilliant idea, and all agreed that we should do this every year.

AUTUMN AND WINTER

LOCAL KNOWLEDGE

Electricity Prices

Did you know that in Spain electricity prices vary by day and even hourly? Pays to know.

Log on to *https://tarifaluzhora.es*

It will show you daily and hourly electricity charges to help you manage your output.

Also in winter

Our corner is pretty dead. Our restaurant is sadly closed, also the chiringuito around the corner and Weyter which are all in full swing in the summer season.

However Balneario Illetas Beach Club is open! Thursdays through Sundays but only during the day in the winter.

Monday - Tuesday - Wednesday > Closed
Thursday - Friday > 12–5 PM
Saturday - Sunday > 10 AM–5 PM

Of course central Palma is thriving and Portals and Portals Nous are open for business, as usual.

AMENITIES

WINTER HOURS - gym, spa, office

Three New Fitness Opportunities for Winter Visitors

The new winter Aquadynamics classes have proved to be a success since being launched 7 November and those owners who are spending the cold season in the Anchorage are really pleased with this activity.

We intend to keep the Anchorage fully alive throughout the year, and are happy to inform you that after some popular trial classes we will continue with our Chi Kung and Pilates offer.

Please, save the following dates if you want to try them out:

CHI-KUNG

A series of simple movements and meditation.

Mondays 12:00 - 01:00 pm
Location: Pool 2, BBC area
No mats needed

PILATES

Helps to achieve muscular, balance and strengthens the muscles.

Wednesdays 10:00 - 11:00 am
Location: GYM - No mats needed

AQUADYNAMICS

A very complete class that combines cardio training with resistance training and muscle toning.

Fridays 12:00 - 12:50 pm
Location: Pool 2, (Heated Pool)

TO BOOK CONTACT THE SPA - Email: spa@theanchorage.es / WhatsApp: +34 672 3226 49

AMENITIES

COFFEE/GAMES/ACTIVITIES IN THE CLUBHOUSE

Check out the Clubhouse the Winter

Winter has arrived at the Anchorage, with a drop in the nice temperatures but for many, this is a coveted time of year with fewer people, free parking and a different feel.

For the increasing number of owners who choose to visit the Anchorage during the winter months, we have set up a new facility in our Club room. During the low season, you will be able to enjoy a hot beverage, read the papers, play games or simply enjoy the atmosphere of a wonderful room with its comfortable furnishings and colourful paintings.

Here's what's on offer:

1. A coffee/tea bar with milk & sugar, which works on the basis of an "honesty box".

2. Water machine.

3. Selection of German and English newspapers as well as some books to read. More books available in our Library

4. Board games but we are looking for donations as our supply seems to be depleted.

5. Some tables have been left on the terrace to enjoy the sunshine and views on milder days.

We hope that our winter residents enjoy this room and it becomes a new meeting point during the off season.

AMENITIES

KIDS AND TEENS ROOM

The newly decorated teen room is open as usual with games, TV, couch to lounge on.

POOL 2- HOW TO OPEN WHEN REQUIRED

As most of you will know, pool number 2 is the only heated pool in the Anchorage. We continue to heat it during the winter months for residents to enjoy. It is also the site of Aquadynamics classes on Fridays at midday which many residents enjoy.

As well, there is a ping pong table located on that level. Paddles and balls are available in the spa.
If you would like to swim in Pool 2, but find the cover is in place, please call:
Security on Whatsapp +34 672 320 812
Garita phone +34 971 404514

THE COMMITTEE MEMBERS

Michael Rosenblatt (UK)
President of the Community,
Vice President of the Club

Agneta Falkenberg (SWE)
President of the Club,
Vice President of the Community - Finance

Roderick Wordie (UK)
Gardens

Robin Black (UK)
Information and Communication

Sabine Manchot (GER)
Human Resources

Gerhard Eisenacher (GER)
Human Resources

Michael End (GER)
Human Resources

Mandy Salter (UK)
Restaurant

Daniel Simpson (UK)
Restaurant

Doris Roethel (GER)
General Support and Advice

Per Falk Lauritsen (DK)
General Support and Advice

Don't forget to check out all the Anchorage news and information on our website.

CREDITS

CONTRIBUTORS

Alejandro Bulgakov, Struan Robertson, Stefanie Witschel, Roderick Wordie, Mandy Salter, Daniel Simpson and Robin Black.

EDITOR
Robin Black

SUB EDITOR
Eva Cruz

DESIGN AND LAYOUT
ampliaestudio.com