

# GROC Newsletter

Summer 2023



## In This Issue

### Security

Numbers to ring in case of issues plus what Pestana are doing to improve security systems.

### Buildings

What are the rules and regulations for building works on Gramacho site; including etiquette?

### Web-site and Communications

What are we doing in this area?

### Gramacho Residential Owners Committee (GROC)

Meet the GROC members.

## New from GROC

At the 2023 Gramacho AGM, Dave Bruce was confirmed as a full member of GROC. Dave adds to the GROC mix his particular talents/attributes in the communications field. One of the first jobs was to review the need for effective communication with residents and owners.

The aim of the GROC Newsletter is to keep you up to date with information that is relevant and top of the minds of owners and residents, and will be produced on a quarterly basis.

Effective communication gives consistency of information that builds better relationships with Gramacho owners, residents, and Pestana.

Please let Dave know what you think of the Newsletter and if there are any topics you want covering in future editions.

[groccommunication@gmail.com](mailto:groccommunication@gmail.com)

The Owners Committee represents Residential Owners best interests in partnership with Pestana; built on mutual trust, effective communication and includes all Residents in the community.



Just a reminder, for any security matters with your property ring [62000](tel:62000), and in case you need urgent assistance from the COPS team you can contact them on their mobile number [+351 933 225 398](tel:+351933225398).

**Alarms:** All properties are linked to the alarm system controlled by Delta Force. That system is now pretty ancient and it is hard to maintain it effectively. Some owners have individually sought ways to update their alarms. GROC felt that we should seek a site-wide solution and asked Pestana to approach Delta Force. We received a presentation from Delta Force outlining their suggestion for updated, more 21st century alarm controls and monitoring. The administrator is circulating that presentation. Delta Force has offered to visit Gramacho to deliver the presentation face to face and believe the upgrades could be started within weeks. It is for each owner to decide if they wish to take part. Let us know if you would like to attend a briefing by emailing [groc.secure@gmail.com](mailto:groc.secure@gmail.com)

**Security:** We agreed at the GROC AGM that we would share the COPS Incident Report quarterly. Since the AGM there has been no thefts reported to COPS.

## Villa Modifications



GROC is being asked many questions about building works on site and members are seeking guidance on what can and cannot be done internally and externally to properties and what can be constructed in gardens.

Up to now, any building work which alters the outside appearance of a property needs advance planning approval. However, the laws have tightened recently and we now need such permission for some internal works which were not previously included. (e.g moving an internal wall.) If you are planning building works, we suggest you check with the Camara before starting.

Portuguese law says that Contractors can only conduct noisy building work between 8am and 8pm on weekdays and from 8 am until 1pm on Saturdays. Noise is not allowed on Sundays or Public Holidays. Wishing to maintain the peace and harmony on Gramacho, Pestana has an agreement with contractors to limit noise to weekdays from 8am to 5pm. This is a recent change and should make all our lives calmer.

We would like to highlight to owners who are planning work, that they adhere to the noise rules, and also inform all neighbours of their impending work. These two actions can save a lot of angst and complaints.

More and more owners are looking at installing photoelectric panels for generating part of their electricity. Any installation of such panels must be carried out by registered suppliers and must be tested and approved by qualified inspectors before the installation is used. If you have any questions, please contact the Pestana Administrator who will guide you through the required procedures.



## Website



The GROC website is an important form of communication and over the next two months some vital renovation will be taking place.

The main emphasis will be on easier navigation, especially for the **Useful Information** section.

Please bear with us while we make these changes.

## Communication

As you have seen from the introduction we are starting to put great emphasis on communication.

The main activities we agreed on were :-

- Produce a regular GROC Newsletter which is timely and relevant and tackles key topics of the moment.
- Review the website and content and advise of necessary changes – in other words re-launch it.
- More active participation in the Gramacho Owners Facebook group; especially with owner’s concerns expressed there.
- Write an “Introduction to GROC” leaflet and include this in the welcome package that all new owners receive.

## Meet GROC



**Hakan Sidenvall**  
 Chairman  
[groc.chairman@gmail.com](mailto:groc.chairman@gmail.com)  
 Leads the committee and is primary link to administrators

**Barry Harris**  
 Vice-Chairman  
[groc.vice.chair@gmail.com](mailto:groc.vice.chair@gmail.com)  
 Deputises for chairman when required

**Keith Roberts**  
 Secretary/Treasurer  
[groc.secretary@gmail.com](mailto:groc.secretary@gmail.com)  
 Leads on all financial matters and minutes GROC/Pestana meetings

**Ian McMahon**  
 Security / Constitution  
[groc.secure@gmail.com](mailto:groc.secure@gmail.com)  
 Oversees and monitors relevant issues, liaises with Pestana

**Dave Bruce**  
 Communication  
[groccommunication@gmail.com](mailto:groccommunication@gmail.com)  
 Operates all GROC channels of internal and external communications

That value that GROC brings to the owners and residents can be outlined as :-

- Represent Owners in budget discussions with Pestana.
- A custodian of the working rules and regulations with Pestana
- A knowledge base for all manner of information
- A place for Owners to come when in need of help and advice
- Maintaining a positive relationship with Pestana in their management of Gramacho

Next Edition will look at our **three Special Advisors**

## Recreational Activities



In September we start again with our highly popular recreational activities, led by Eveline, Renee, and Marina. We will be continuing to link with the Pinta representative as well as CGCC.