

SOCIETAT COOPERATIVA CATALANA DE CONSUMS I SERVEIS DE VALLPINEDA

INFORMATIVE CIRCULAR N.º 4/2021 VALLPINEDA

Dear cooperative members:

A few days ago, the Vallpineda Cooperative Society sent out a new informative circular to its members on the development of the most important aspects of the urbanisation and the Cooperative, informing them of its most important actions, which is a continuation of those that have already been distributed over the last year.

Any member has the possibility of requesting consultation on their doubts that are not resolved in the extensive informative circular that has been sent out. Information that affects members should remain within the scope of the members, given that it cannot be publicly disseminated to the detriment of the neighbours, so that specific aspects related to the economic development of the Society, and details related to each member, can only be clarified personally, with the possibility of requesting an appointment by e-mail from the organisation info@vallpineda.cat, who, in compliance with the current legal protocols established for the health crisis, will attend to your queries.

It is not correct to disseminate information that does not correspond to reality, whether due to ignorance or with any other intention if it is not rigorously documented, which could cause confusion to other members.

The dissemination of false and distorted information, as some members are doing by using the collaborative social network created by the Cooperative Society to facilitate interaction between members, and even by sending letterboxes to members' homes, claiming that the Cooperative Society is stagnating in inactivity, bankrupt and in debt as a result of mismanagement, and/or that it is issuing abusive, hidden and unjustified fees, is a falsehood and is intended to cause confusion, unrest and unease among the rest of the members, distorting reality in order to encourage an uprising against the social agreements approved by the majority of members, are falsehoods and are intended to generate confusion, unrest and unease among the rest of the members, distorting reality in order to promote the uprising against the social agreements approved by the majority of the members, with the aim of destabilising and destroying the management system of the urbanisation, so praised in many other urbanisations and in areas in our geographical area, conduct which, due to the seriousness of what has been stated, unless rectified, will lead this Cooperative Society to take legal action for defamation.

In addition, we have noted the behaviour of some members which in some cases is causing, and may continue to cause in other sectors, economic damage to the rest of the members, promoting certain municipal actions or spreading false or incomplete information, as is currently happening in the Sitges sector and which is leading to financial claims by the municipal body, due to the action also promoted by some neighbours, which is causing the Sitges Town Council to claim some six and a half million euros in the immediate future from the owners of this sector; Or also those who have made it difficult to change the management of the water system and who at the same time have been spreading bad

comments about the Cooperative Society at the time of undertaking such changes for the benefit of the community.

The dissemination of such claims is taking advantage of the existence of a legal context that prevents this company from exercising its right to assembly due to the health pandemic, and thus making use of the means of information available to the members through their General Assembly, where the Cooperative Society cannot now report on the presence of hoaxes, false claims or particular interests that may be based on certain behaviours towards the members.

Likewise, an alternative through telematic assemblies and the various opinions that are being disseminated reproaching that they should not be held in this way, the members have already been informed of their non-possibility in our case in accordance with the applicable legal regulations.

It goes without saying that the actions of the Cooperative Society are the result of the agreements adopted by its members in the General Assemblies, where all the information and actions being developed by the Society are provided, among which are the renovation of facilities that for years had been kept in absolute neglect and in a deplorable state, failing to comply with the regulations of activity and safety, such as drinking water tanks, forest strips; electrical installations out of regulation and destroyed; water pumps, social spaces, abandoned parks and playgrounds, basketball and petanque courts; uncontrolled vegetation; water distribution systems, valves and pipes, etc., having been brought into regulation and updated with the corresponding effort, without asking the members for extraordinary contributions during these years.

The management of the Cooperative Society and its dues are based exclusively on recovering the costs of the services it has been providing, on a non-profit basis, managing the services and updating the facilities over the years with the priority of maintaining the dues, without applying practically any increase, maintaining them in a linear fashion with the exception of situations that have been extraordinary, such as the increase in VAT tax in 2012, affecting subsequent quotas, or very specific situations arising from supplies, bearing in mind that the current management has had to go through a particularly delicate global economic crisis in our country, which is now also being reproduced with the current health-economic-social crisis.

In all the years the annual accounts have been audited by external chartered auditors, and always reviewed and approved by all the members in the General Assemblies when they have been allowed to be held.

You have a mechanism such as the Cooperative Society that allows you to cover services that are not otherwise provided, as well as the shortages or limitations of public services, limitations that are more frequent in the urbanisations, such as security, cleaning, repairs and conservation, and many other needs, as well as the provision of supplies and basic unavoidable services such as drinking water. In addition, the facilities belong to all the members and are currently in a solvent and healthy economic situation, after a great effort to expel the very diverse economic interests of external exploiters that had taken root and appropriated them in other periods, and which had led to their absolute degradation.

Currently, the social facilities are an asset of all the members that, in addition to the educational and social use that it fulfils for all members and neighbours of Vallpineda, increases the value of the properties as a clear example of the quality of life of the area and its differential notes, in addition to a healthy and cared for social environment, also in terms of environmental quality and green spaces, sports, and facilities in the territory of Vallpineda, available to all members and as an improvement of their properties in terms of revaluation. You can easily take as a reference the state of other urbanisations in the region so that you can get an idea of the reality of the management that has been developed over the years in the interest of the community despite the economic limitations arising from the successive crises of economic recession.

The socialisation of the development's assets for all members has also led to criticism from those who wish to depreciate, liquidate or make private use of the collective assets, and the Cooperative Society has been criticised for its refusal to grant access to such private interests.

On the other hand, the distribution of this year's dues responds to a criterion of flexibility in payment and also to the adaptation to the change of management of the water system that was agreed by the members in the General Assembly, and that precisely aims to achieve an economic benefit for the members, being in the year in which the liquidation of the previous system and the implementation of the new one for such purposes of improvement must be carried out.

This management/governing organ is the one that has carried out the reform of the water management system in the face of the opposition of some owners who persisted in maintaining the collective distribution of private consumption and its taxes, a change that has been undertaken with the aim of benefiting the community, as opposed to the immobility that had been present for many years in this aspect.

Water costs of a tax nature (water charges) are paid to the collection bodies that order these taxes, which are not linked to any income destined for the Cooperative Society, even though the Cooperative Society, as the supplying entity, must collect/intermediate this tax, but which it does not pay, but which must then be paid to the taxing entity.

In spite of the above, it has also been reported that the Cooperative Society does not provide information on how much the reduction in the general quota will represent with the change of water system, but as the well-informed members who attended the General Assembly already know, it was already stated at a General Assembly how much it could represent, with an approximate forecast of a reduction of 18.20% pending the implementation of the system, which will depend on the type of each dwelling.

They will also have received negative information about the current organic urban waste collection system and the economic duplication it represents. The organic waste collection system is a mixed system that was agreed by the members in General Assemblies, who decided to overcome the limitations of the service in urbanisations such as Vallpineda. All the members had already analysed the disadvantages of placing organic waste containers in the streets, where, in addition to the difficulty of the orography, the containers could coincide at the door of the home of any of the members, which none of them wanted, valuing the bad hygienic situations and bad smells that they cause, especially the organic waste,

and which increase even more in the months of greater population concentration, and in the hottest months. For their part, local councils set different service conditions for the collection of organic waste in urbanisations, some of which are not collected on a daily basis, a shortfall that is always covered by the current system. Likewise, although the Cooperative Society is not responsible for the collection of selective waste, it has nevertheless had to carry out numerous and regular interventions in the face of uncivic behaviour, and frequently, in the face of accumulations of waste caused by the limited resources and services established for the urbanisations.

The information circulars, the only means currently available in view of the prohibitions imposed by the legislative bodies that prevent the right of assembly, aim to inform all members of the actions being carried out by the Cooperative Society, in many different aspects such as the supply of drinking water, cleaning, waste collection, roads and repairs, forest strips, access control as security measures and citizen attention, disinfections, emergency actions in the event of meteorological phenomena, social promotion, and a wide range of actions that cannot be tarnished by comments that do not have a duly documented basis.

Every year all cooperative members have had full information and participation in the development of the Society, its economic items, budgets for each financial year, changes and improvement works, as well as final results and their destination, and only in the year 2020 have not been able to hold the Assemblies due to the state of alarm generated by Covid-19, but trying to provide this information - as long as it is not personalised and of contents that deserve special protection - by means of periodic information circulars, so that the members can be aware of the development of the Cooperative Society, within its function as a collaborative mechanism established between the members precisely to improve the quality of life and functioning of Vallpineda, whose destination is the well-being of the members and neighbours.

This circular is sent by telematic means to those who have provided their e-mail address; only on paper to those who have not provided their e-mail address; in any case it is uploaded on the Vallpineda website with access through each member's password; and exceptionally it is included in the Nextdoor neighbourhood network due to information published by some members and in response to the same.

Yours sincerely,

Vallpineda 22 February 2021