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VECINOS NEW CRM SYSTEM

Our new Client Relationship Management converges three programs. 1. Membership database management 2. Payment processing, invoicing, donations management, credit card, etc. 3. Web site management, tracking members and accounts, emails, etc. The cost is \$60 USD a month.

STREETLIGHT MAINTENANCE

The solar streetlights installed continue to provide electric-cost free service along Camino Yal-Ku. The new PVC pole mounts are working well. The PVC poles are green color, they will require painting and never rust. They are slightly flexible so they stand up to tropical storms. We need to replace 70 of the old metal poles. 20 new solar lights will be installed in 2023.

COMMUNITY CLEANUP

Tree Cutting and Maintenance October 26

Akumal Norte has suffered interruptions in electricity service over the past year, often caused by the overgrown trees touching power lines and short-circuiting transformers or connectors. To alleviate this situation Vecinos has coordinated a cleanup with CFE, the Akumal electrical provider, and the Municipality of Tulum.

CFE will be in the neighborhood on October 26 at approximately 9 a.m. to prune trees that are overhanging and interfering with electrical lines. The CFE crews will be joined by representatives of Civil Protection and Ecology to advise on trees to be cut. The Municipality of Tulum will provide trucks to remove the cuttings.

The success of this operation depends on the full participation of homeowners, managers, and their staffs. As CFE trucks are cutting in front of or across from your property, we ask that your staff help stack the branches near the road, and when the city trucks pass, help the crews to load the trucks. Any bagged cuttings from your properties may also be put out in the street for collection.

This semi-annual project is in the interest of all owners. A well-kept neighborhood increases the value of all properties and makes them more attractive to prospective renters.

Extra helpers are needed to help load the trucks and clean up. To volunteer to help with this event please email or call the clean-up committee at:

- +52 (984) 120-2465 Rocio Cue
- +52 (984) 177-5709 Dan Freeman

vecinosmembers@vecinosakumalnorte.org

A CALL FOR DONATIONS

Funding needed for several issues not part of the regular Vecinos budget

Vecinos is seeking additional funding during Fiscal Year 2022 to move forward ongoing projects that are not part of the regular adopted budget. As outlined during the annual meeting, these one-time-only items are funded separately. (\$ amounts are in pesos)

Pluma Camera System - \$20,000 mxn

In the April 2022 President's Brief, mention was made that the security cameras at the entry gate to Akumal Norte would be considered for upgrade. Since then, a specific camera system has been recommended by the Police Commander in Tulum, and this is being researched.

The existing camera system has reached the end of its service life and needs replacement very soon. This project was not included in the 2022 budget. As is typical of electronics in this area, the harsh sea air takes a toll and reduces the service life of all components. It is time again for replacement.

Government Project and Impact Study - \$100,000

In the April 2022 President's Brief, the history and importance of the Vecinos legal agreements with the municipality of Tulum was outlined. These agreements will strengthen our relationship with Tulum and are critical to assure the autonomy of Akumal

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SEWER PROJECT

Update on progress to bring sewer service to Akumal Norte

Sewage runoff is the leading cause of pollution in Yal-Ku Lagoon, Half Moon Bay, and the mangrove to the west of Camino Yal-Ku. This is a pressing problem that must be addressed as quickly as possible.

Vecinos representatives met with both state and local CAPA directors to discuss the installation of a sewer system for Akumal Norte. At these meetings we were told that federal funds for the sewer project are not available at this time and may not be available for the next four years.

The Vecinos board, understanding its responsibility to take a leadership role in proposing a model that can benefit all, decided to look for another means for providing our community with a sewer system as soon as possible. We approached MM Desarrollos, the company developing the property between North Akumal and the highway, to see if their new development would be

interested in incorporating Akumal Norte into their new private system. Their developments have superior sewage systems with the latest technological advances in waste handling. We held a meeting with their representative and they are very interested. Although we are still looking at three to four years, the cost should be much more reasonable. We submitted our present capacity needs and an estimate for future development. In January we will meet again as they begin their infrastructure planning.

2022 Jan. to August 20th Department Expenses by percentage

Admin & Communications 10.15%	Legal fund 1.86%
Road repair & Signs 4.13%	Pluma 49.1%
Streetlights 4.96%	CCB 13.28%
Govt comm/legal status 16.52%	
Total Expenses through August 20th.: \$ 884,251.00	
Total Deposits through August 20th: \$ 919,988.00	

Call for Donations

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Norte while considering provision of typical local government services. The attorney hired by Vecinos to facilitate this process, Ivan Hernandez, has completed the first phase: Survey of the Akumal Norte boundaries to file with Tulum's department of Catastro and completed a diagnostic study of our needs to reach our goal in phase 2. The second phase is beginning, and donations are needed to fund this phase. (Please see the Governmental Committee Update for more information.)

Guardia Nacional / Community Center Building - \$100,000 mxn

In 2017 Vecinos began construction of a community center facility in Yalku park. The building plan included a 24-hour police office, Vecinos office and upper level with a 50-seat common room. The building was completed in August of 2020. Because of security issues in the area, we negotiated an agreement with the federal government to secure a unit of the newly formed Guardia Nacional to be stationed in Akumal Norte. On October 20, 2020 the Guardia Nacional unit moved into the community center. Vecinos agreed to furnish a temporary headquarters and pay for the utilities for the guards. This arrangement has been very successful for the community's security. The building being just opened, CFE had not installed a electric meter, so they direct-connected the building until a meter could be installed. Recently, CFE installed the meter and has billed Vecinos for meter installation plus 1.5 years of estimated electric use, pre-meter charges. This bill totals \$100,000 pesos.

Please we need special donation to Vecinos for this project cost. To donate, please click here:

[Click here to donate](#)



TURTLES

2022 SEASON REPORT

The turtle season on Half Moon Bay is coming to a close. We have had more than 150 nests to date (more than twice the number from last year). Six nests have yet to hatch. We are carefully monitoring the nests and the emergence of the hatchlings.

Raccoons (aka mapaches) continue to be a major problem. They are digging around and under the protective fencing installed over the nests. They also target the emerging hatchlings as they go to the sea. Lights can confuse the hatchlings and that hesitation can cost them their lives as the racoons race to kill and eat as many as possible.

So, thank you for keeping exterior lights off for the next few weeks and securing garbage to help keep the raccoon population down. And of course, please do not feed the mapaches!

GOVERNMENTAL PROJECT

UPDATE ON LEGAL AGREEMENTS WITH MUNICIPIO DE TULUM

The Asociación de Vecinos de Akumal Norte was formed in 2012 to represent the community with the legal power to sign service contracts, such as the contract for CAPA water provision.

The only legal recognition the community of Akumal Norte has from the municipal government is through the agreements with the Vecinos Association. The alternative of municipalization would incorporate our infrastructure, communal property and services into the municipal system. In the interest of preserving the unique character of Akumal Norte as a peaceful, village-like alternative to the surrounding resorts, Vecinos contracted with attorney Ivan Hernandez Pacheco to guide us through the steps needed to achieve a permanent agreement with the municipal government of Tulum. The permanent agreement will afford us as much self-governing status as possible without our having been set up originally as a private community.

Tulum Legal Agreements

The first agreements between Tulum and Akumal Norte were negotiated in 2014 with the David Balam administration. Vecinos was given recognition as the agency representing Akumal Norte. The agreements give us the responsibility to complete community's infrastructure. The association acts as the "community managers" and community planners.

The agreements, renewed by each new Tulum administration, allow the community to perform with a certain amount of autonomy.

As Akumal Norte continues to grow amid all the development around us, the threat of municipalization is always there. Vecinos administration has managed to avoid it through these agreements signed with successive administrations in Tulum, but that tolerance could end in the future.

Government Project

The objective of this project is to strengthen our current legal agreements with Tulum and to make them permanent.

Because of the way legal issues were left at the inception of the greater Akumal area, none of the nine sections in the area are private.

With the amount of speculative development and increase in security issues in our community's surrounding areas, the Board decided it was time to strengthen our agreements with the municipality of Tulum and to make them permanent.

To achieve our project's goals, we reached out to an agency that specializes in helping communities

like ours. Under the direction of Ivan Hernandez, the project is moving forward in two steps:

Step 1 –Now complete includes: **Boundary Survey** of Akumal Norte from the pluma (security gate) to the Yal-Ku Lagoon. This land survey has been completed and the surveys are being submitted to the Cadastral in Tulum for registration.

Impact Study of Akumal Norte to examine and analyze the current land uses, infrastructure, and development. The facts in this survey will help the Board and president in future planning and negotiations with outside parties.

Lic. Hernandez and his staff prepared a 23-page report specifying the steps needed by Vecinos to achieve the best results in reaching our goal.

Step 2 Negotiations with Tulum for a framework agreement for the sustainable development of Akumal Norte and includes the following areas of action:

- Security • Public Safety
- Environmental degradation, sewage
- Solid & Hazardous Waste
- Urban Image • Electrical delivery

A summary of these projects was emailed to the community on September 3 and October 21, 2022 and will be posted on the new Vecinos website when it goes live in mid-November.

The success of these projects depends solely on your participation. Thus far, this project has been supported solely by membership dues, but additional funding is now needed to continue momentum. Please support these efforts and consider making a donation to move the project forward.

The future of Akumal Norte

With increased membership and funding via dues payments, Vecinos will be able to increase attention to the environmental projects so important to the health of our community. Programs are in development including: recycling, annual tree trimming and community cleanup, and cleaning and rehabilitation of parks.

If you are not yet a member of Vecinos, please consider joining. Stronger membership means a greater voice. You can join online by clicking here:

[Vecinos Membership](#)

Finishing this program's projects will be seen by Tulum as a strong showing by Akumal Norte of its commitment made in the Tulum legal agreements and will strengthen recognition by the government of our private status community.