



Thabali Newsletter 23

10 Years of Newsletter and Before

Thabali Newsletter

Thabali was built in the early 2003 and it took some time before the look, at that time grey coloured, and the garden became what we see nowadays (see pag. 3-5)

The idea of making a Newsletter is dated in the early months of the year 2010. The aim was to give the Owners and the Residents of Thabali regular updates regarding our maintenance activities, our staff and general information regarding our Condo. The first 3 number of 2010 were a one page only and no picture (see the very first Newsletter at pag. 6).

The Thabali Newsletter tells a bit of history of our Condo and the effort we all put into transforming an already nice place into a place of excellence with a loyal Staff and a modern way to manage far ahead of many condos in Pattaya. The great plus was obviously to rely in ourselves into running the Condo and not living a Management Company to do it. In this way, as Owners, we put additional passion to keep Thabali at a high level in order to add value to our investment, to live in an elegant place and to make it a very attractive place to rent.

Year 2010 to be remembered because we

built the Garbage House that made possible to collect the garbage of Thabali, Chateau Dale, Thabali Village and Tropical Villas. We actually sell this service to them.

Year 2011

In the year 2011 we started introducing pictures in our Newsletter and from the second number of 2011 we started with a multipage newsletter.

Things to be mentioned:

- First Thabali Sign;
- New water drainage in the garden;
- Wooden plates indication floor and units number were place on each floor;
- Buy a hot water pressure cleaning machine;
- The bad experience with Security companies;
- The destruction of our symbol, the pagoda;
- New sunbeds

(See pag. 8-16)

Year 2012-2014-2015

In year 2012, 2014 and 2015 the Newsletter was discontinued.

Year 2013

The main job of 2013 was the refurbishment of the swimming pool (See pag. 17)

Year 2016

The main jobs of 2016 have been:

- Repainting of the corridors rails and the covered car parking;

- Installation of barriers and garden gates;
- New pipes installed on the roofs;
- Flowerbeds along the Carrabin wall;
- New covered park area (See pag. 18-22)

Year 2017

To be mentioned:

- The installation of the anti pigeons spikes. We are still fighting with pigeons and it seems a lost war in certain areas of the buildings;
- Repainting and/or repair of almost all of the balconies;
- Addition of new parking slots for bikes and cars. (See pag. 23-25)

Year 2018

To be mentioned:

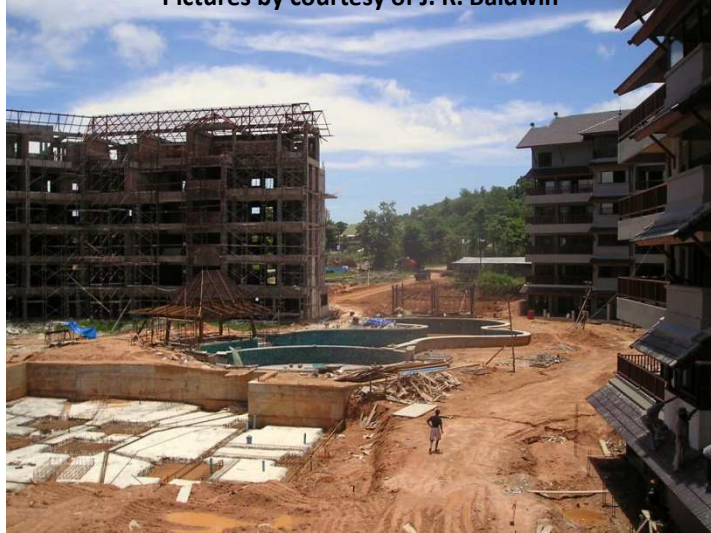
- "Are you compliant" campaign to remove all the items stored or placed in the Common Areas;
- R-cabling of the data cables in the Office;
- Cleaning and painting of the SPA roof;
- New Thabali sign installed (See pag. 26-29)

Year 2019

Here we are. Almost at mid-2019 with still a lot to do and new challenging projects. Fiber optics and WiFi in the pool area just to mention two of them. Looking ahead to keep our condo among the best in Pattaya.

THABALI UNDER CONSTRUCTION

Pictures by courtesy of J. R. Baldwin



THABALI ALMOST FINISHED AND GREY IN COLOR

Pictures by courtesy of J. R. Baldwin



THABALI FINISHED AND PAINTED IN YELLOW IN 2009

Pictures by courtesy of J. R. Baldwin



Year 2009

The condo was repainted in yellow-ocher. Grey was a bit to sad..

2010

Thabali Newsletter

May- August 2010

**OUR FIRST
NEWSLETTER**



Thabali Newsletter

Dear Co-owners and Tenants at Thabali Condo, this edition of the newsletter comes with a bunch of news on several important topics mainly regarding the security. Security in our condo is always a point of discussion at our monthly committee meeting and we are always focused at improving it.

New Security Company

From September the 1st a new company, Bastion, has been appointed for the security service at Thabali Condo. This company has been in charge for 6 months at Chateau Dale so we were able to closely monitor its performance and we truly think that with them we can have a better benefit in terms of security. We even think that having the whole Thabali complex the same security company can make the guards easily passing information each other on security topics and thus having a group of people that works together to keep us safe from unwanted intruders.

CCTV Installation

Seen the recent and several breaks-in at Thabali Condo, after several discussions the Thabali Committee has decided to install CCTVs at all the 9 entrance points in our condo. 4 CCTVs will be placed at the main entrance of each building while the other 5 will be at each entrance in the garden (2 entrances at the swimming pool area). We do think that the CCTV system, apart from being a good deterrent itself, will well complement with the guards and will overall increase the condo security. The installation works will start in September.

New Intercom System in Building 2

During the past few months many attempts have been made to try to locate the cause of the Intercom System malfunction in Building 2 that we thought was due to a court circuit in one of the Units. Unfortunately, due to the fact that many co-owners were seldom in Thailand, we were never able to check all the Units and thus solve the problem. At the end, as many were suffering for the fact that the main building door could not be open from within the Units we decided to completely redo the Intercom System. Works will be completed shortly.

Tenants Registration

For those Co-owners that have Tenants in their Units we would like to remember to register them at the Management Office providing:

- Name & Surname
- Duration of stay
- E-mail address
- Mobile number in TH (if they have one).

This will make easier and faster for the MO to communicate with them.

Update of Co-owners Contacts Data

A reminder for all the Co-owners that have changed some of their contacts data or never provided them to the Management Office. Please inform the MO with your:

- E-mails
- Mobile number in TH
- Mobile number abroad

Swimming Pool Sun Beds repainting

The Pool sun beds repainting is finished so now they have a more attractive look. Thanks to the maintenance staff.

Common Fee & Sinking Fund

All the Common Fee or/and Sinking Fund Still or year 2010 have been collected except Unit 467/35 where the Owner passed away sometime ago. The property is now up for sale and the outstanding fees will be paid from the sale proceeds.

THE GARBAGE HOUSE

New Garbage House

A new Garbage House has been built in between the parking places and the transformer area just in front of the Building 4 entrance. The Garbage House is in concrete, have a tile floor and the walls have been covered with tiles till a height of 170 cm. This will make it easier to clean the house with high pressure water and keep it clean.



OUR FIRST ATTEMPT OF THABALI SIGN

Sign at Thabali Entrance

As the Management Office had several complaints that taxi drivers and Vendors cannot find the Thabali Condo when they enter the complex from Thappraya Road we decided to place a sign that will indicate where Thabali Condo, Chateau Dale Condo and Thabali Village are located. Hopefully this avoid drivers to pass by Thabali Condo without noticing it and keep cruising around before finding it.

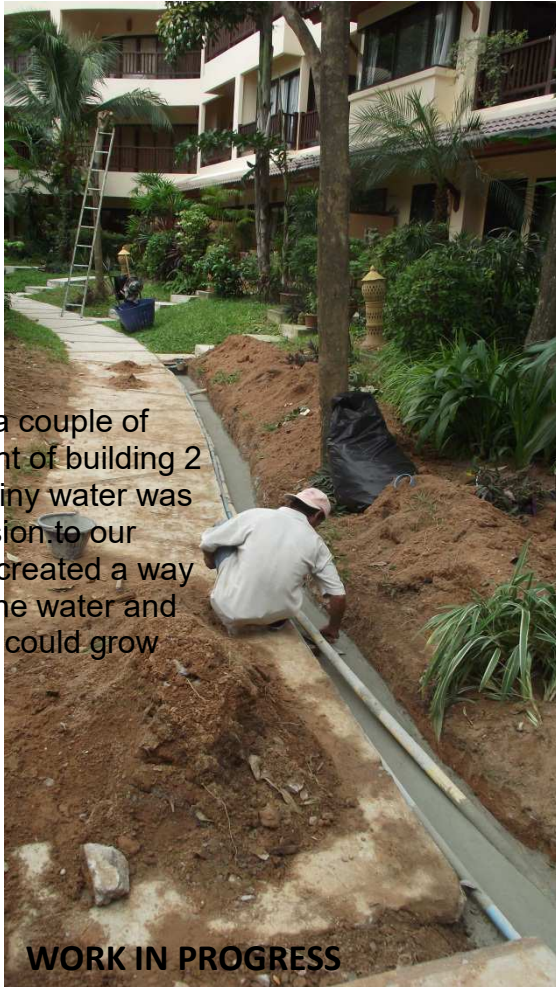


.... AND THE SECOND ONE

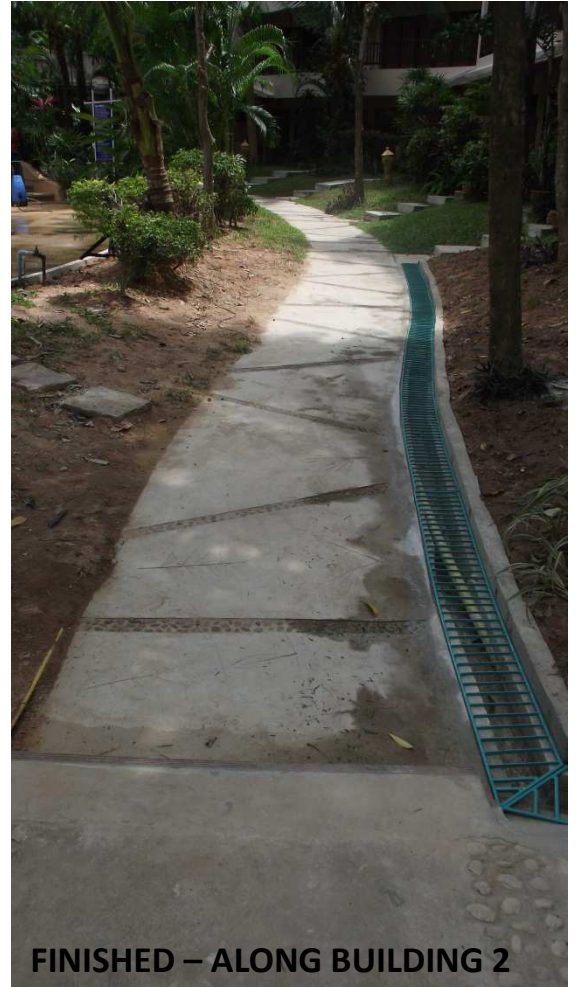


NEW WATER DRAINAGE

There were a couple of places in front of building 2 where the rainy water was causing erosion to our garden. We created a way to canalize the water and so the grass could grow again.



WORK IN PROGRESS



FINISHED – ALONG BUILDING 2

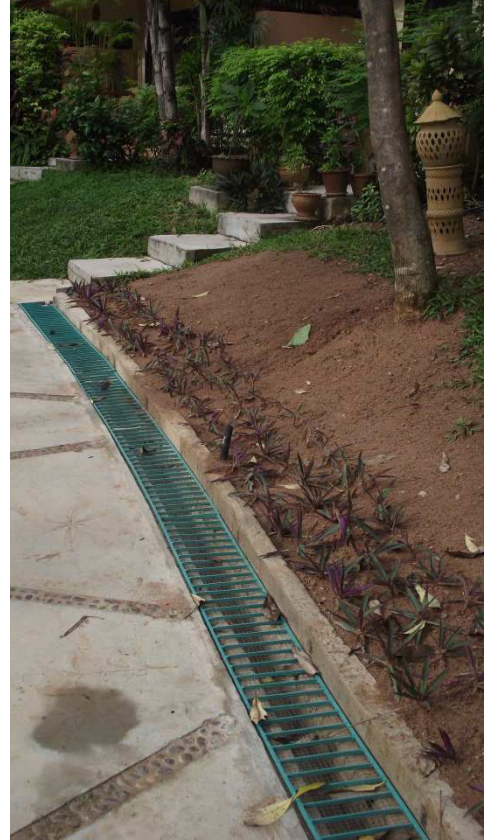


NEW POOL CURB ALONG THE GARDEN
To avoid the rain water to flow in the garden and erode the soil.

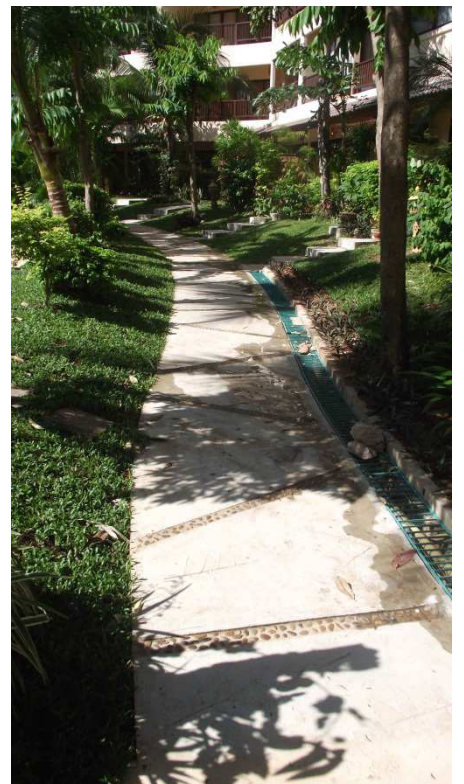


The water will be drained in pipes
To the drain pit.

A GREENER GARDEN



Soon after they finished the new drainage system ... and now



Floor and Units indicators

Floor plates and arrows indicating the Units
have been placed on each floor



INTRODUCTION OF HIGH WATER PRESSURE CLEANING MACHINE



WHEN WE USED TO HAVE AN EXTERNAL GUARD SERVICE

It was not all good. We always had problems with Security companies as their guards did not take much care of who was going in/out and quite often they were caught sleeping. Since we have our internal Staff things are moving well and our condo is well secured.



THE DISTRUCTION OF THE BEAUTIFUL PAGODA



Our beautiful Pagoda, the symbol of Thabali that still lives in our logo was thrown down.



WE ADDED PLANTS TO THE OLD WALL ...



The ugly original wall that divide us from the Caribbean condo that we tried to cover with some plants.

... AND THE NEW ONE



Once the additional wall was erected by the Caribbean condo we made it nicer adding a flowerbed.

NEW SUNBEDS IN OUR POOL



We bought brand new sunbeds and abandoned the "hospital style" old ones..



NEW LIFT FLOOR



REFURBISHMENT OF THE POOL



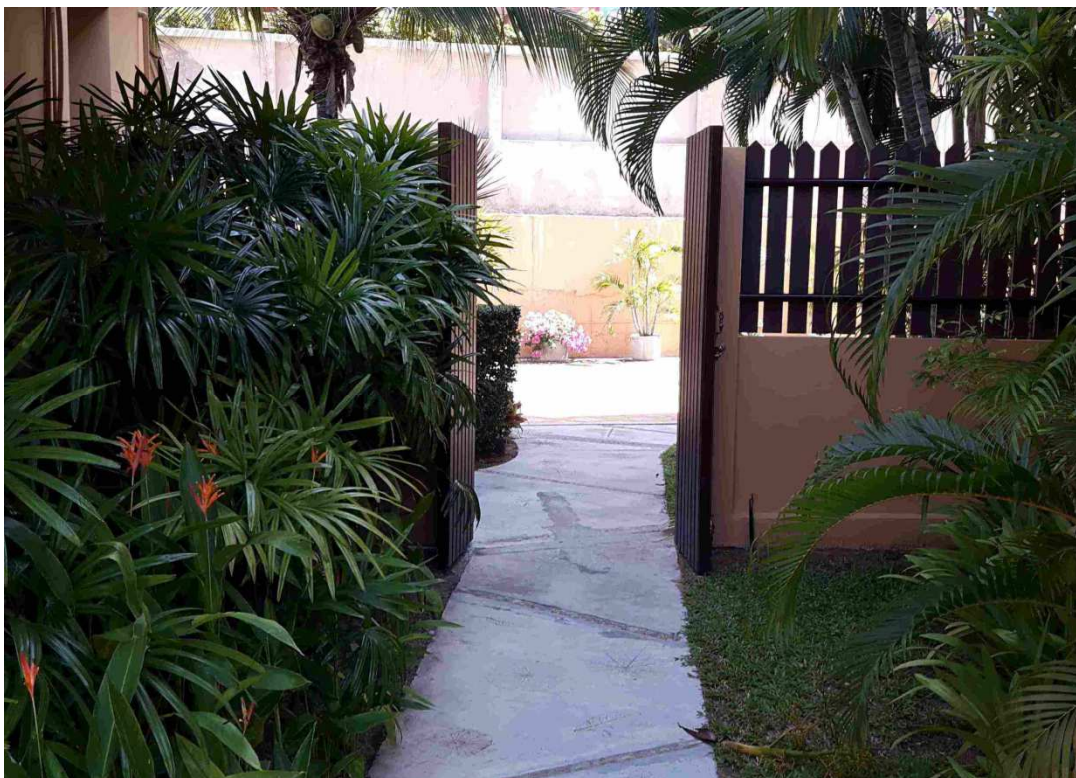
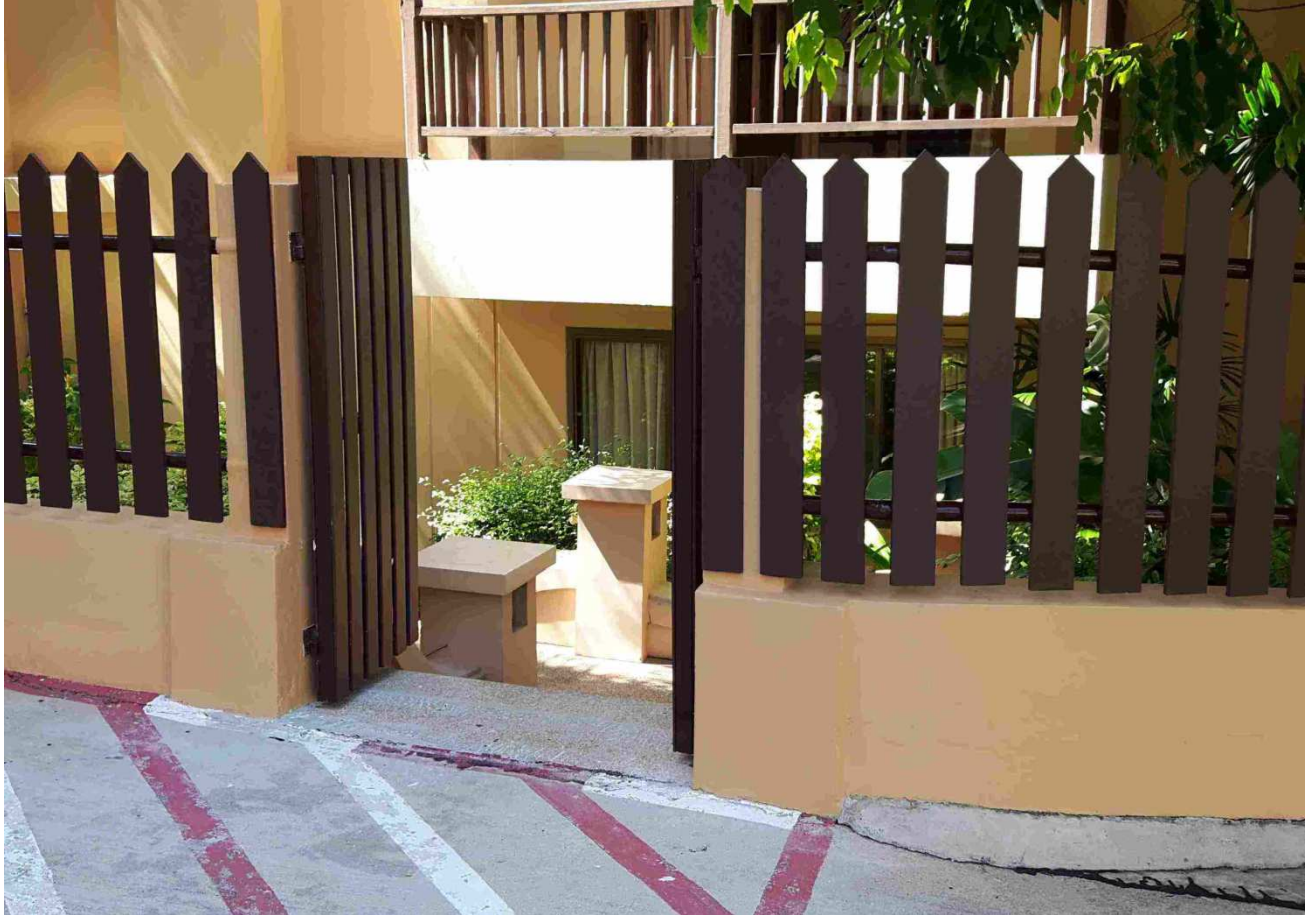
REPAINTING OF CORRIDORS RAIL AND COVERED PARKING AREA



SECURITY AT THABALI



SECURITY AT THABALI



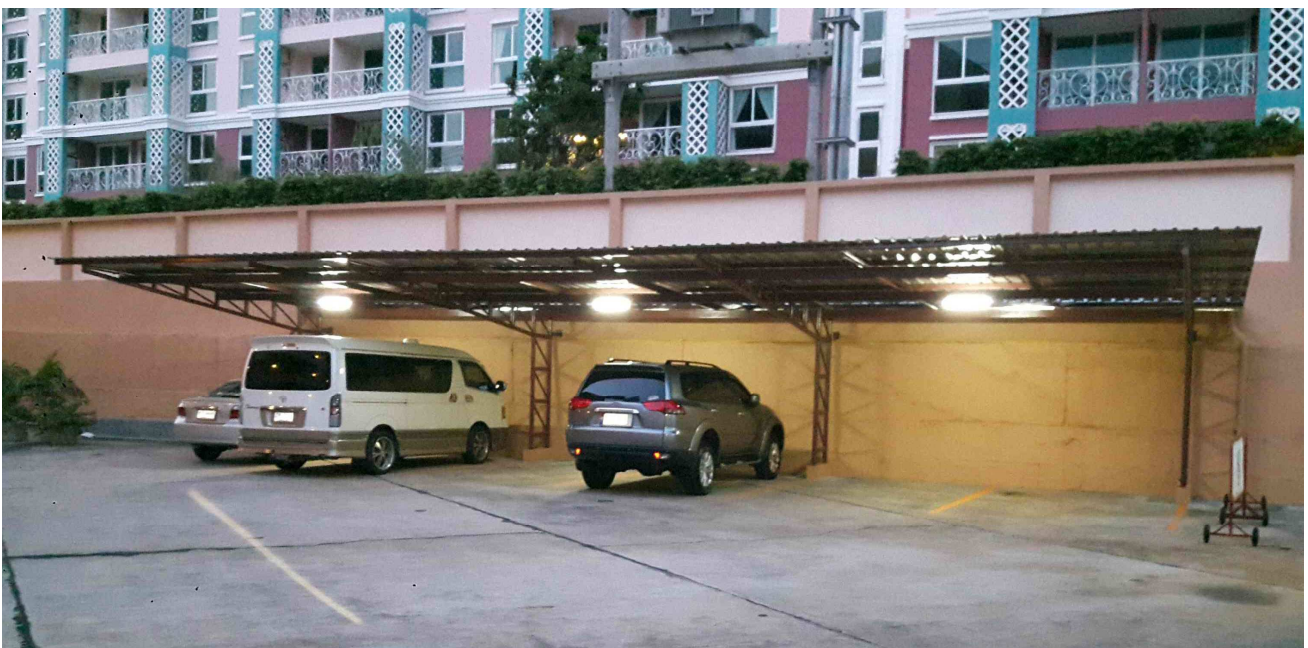
ROOF PIPING



FLOWERBED ALONG THE WALL



NEW COVERED CAR PARKING



PIGEONS PROTECTION

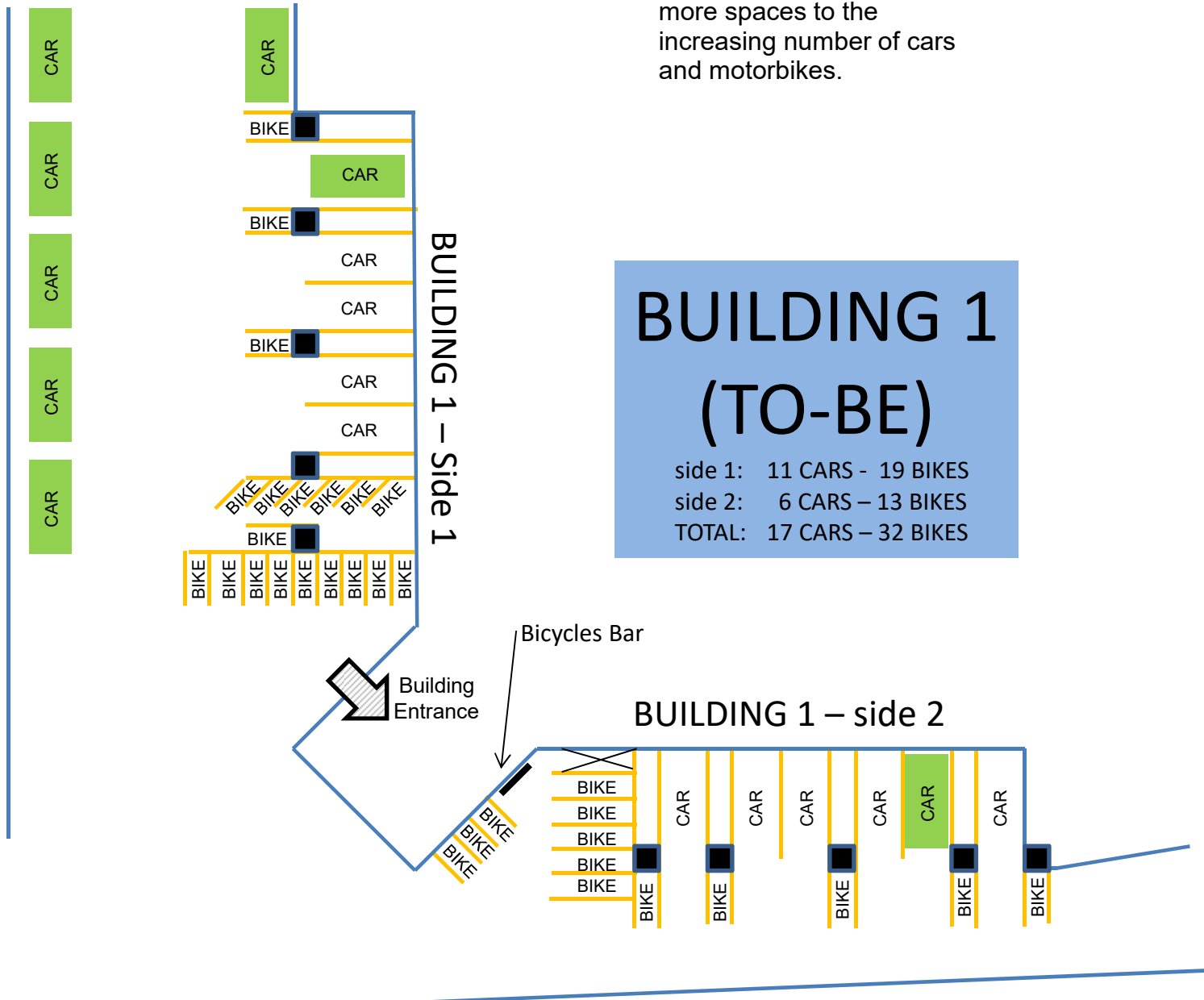


BALCONIES REPAIRED AND/OR REPAINTED



ADDITION OF NEW PARKING SLOTS

A re-design of the parking slots was done to make more spaces to the increasing number of cars and motorbikes.

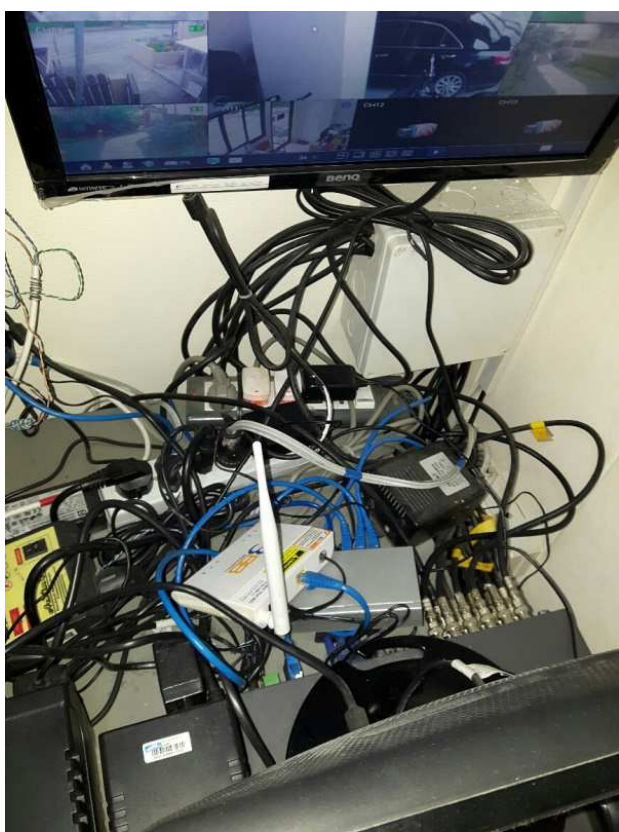


Following the instructions of the Building Inspection Company, based on new Thai safety rules in condos, all the items in corridors and Common Area have been removed.

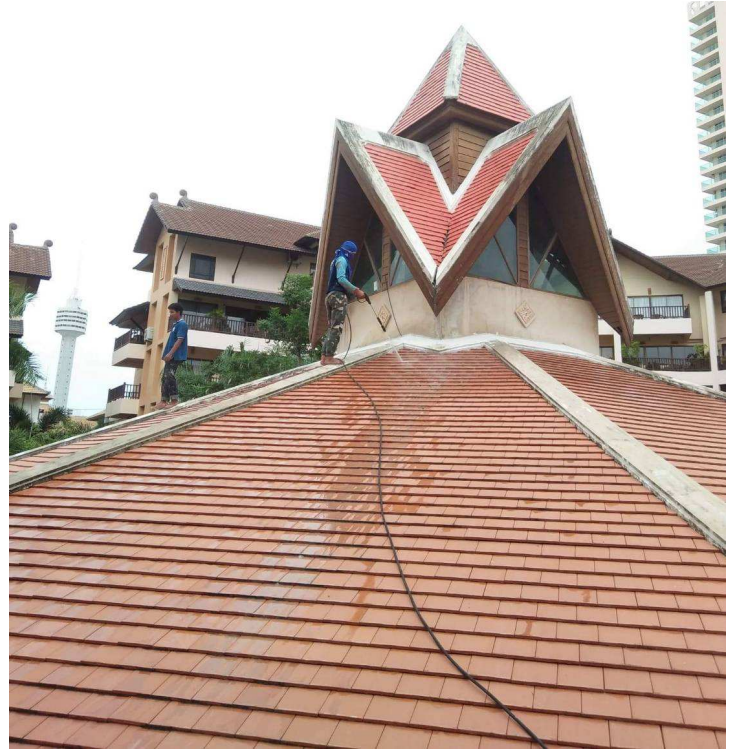
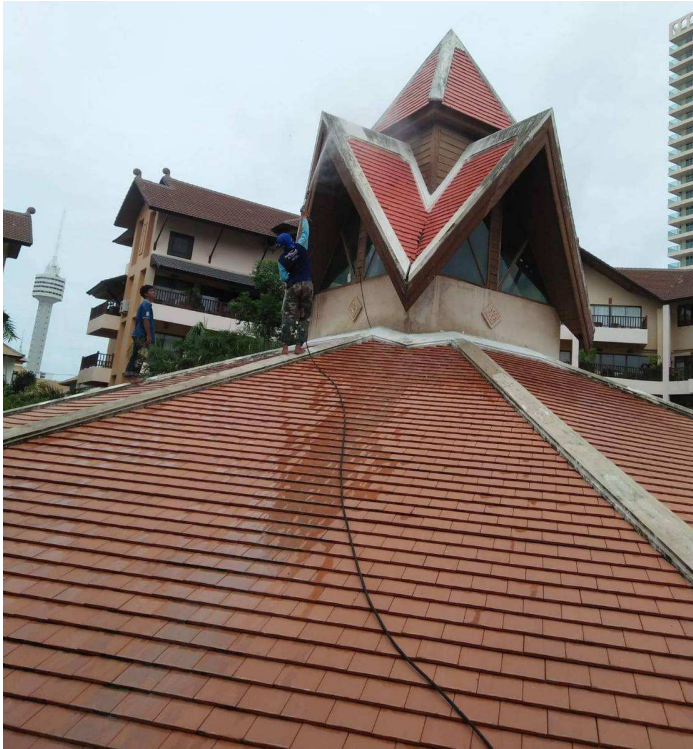
Are you Compliant?



RE-CABLING DATA CABLES IN THE OFFICE



CLEANING AND PAINTING SPA ROOF



THABALI SIGN



AND HERE WE ARE

