



# Dunas Dispatch



## DDOA Newsletter – June 2026

### Pool Refurbishments Complete!



- DDOA's investment in our pools, new pool furniture and pool area gardens were all paid for from your Reserve Fund;
- Thank you to all owners who have settled your 2026 Reserve Fund contributions; we hope you enjoy your upgraded pool area!





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### An Update on Pool Area Access for Lobos Guests

- At our September 2025 AGM we discussed pool access for Lobos guests under our current lease with DDSI (owned by Staunch Ltd). DDOA declined an initial proposal from Staunch to add sun loungers and share the pool costs, but agreed to continue these discussions;
- Currently there are no agreed plans to change our existing pool arrangements. Please note that the recent pool and garden renovations were fully funded by DDOA using our Owners Reserve Fund;
- We will continue to engage with Staunch/DDSI and AFPM to protect our owners' best interests, and we will share any new updates with you as they happen.



### Pool Supervision this Summer

- The pool area is reserved for use by Dunas Douradas owners who have paid their Community charge and Reserve Fund contribution, and their guests;
- To ensure no un-authorised access a pool attendant will be checking property numbers from 15 June until September;
- In addition IBC Security will be monitoring the pool area on Fridays-Sundays to help ensure compliance.



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### 2026 AGM Details

- Our 2026 AGM will be held on Sunday 27<sup>th</sup> September from 9am at the Ria Park Hotel, Av. do Garrão, 8125-951 Almancil;
- There will be provision for remote access;
- We welcome to the AGM all owners who are up to date with their 2026 community charge and reserve fund contributions;
- The agenda and other documentation will be emailed to owners in advance of the meeting.



**September Owners' Social Events** - to coincide with the AGM, we will be hosting drinks at Lobos on Friday 25<sup>th</sup> September and dinner at Alambique on Saturday 26<sup>th</sup> September. Hold the dates! More details will follow soon.

### Summer Events at Vale do Lobo

- This summer our neighbours at Vale de Lobo are putting on a range of outdoor events which are open to the public. For example you may be interested in:
- **11 July** - A Portugese 'Arraial' sunset celebration at the Tennis Academy with food, music and festive spirit;
- **18 July** - 'Queen Sensation' tribute band open-air concert on the golf course;
- **22 August** - a 'Night of Disco' open air show on the golf course;
- For more information or event booking, visit the Vale do Lobo website at the following link: [Endless Activities at Events and Experiences | Vale do Lobo](#)





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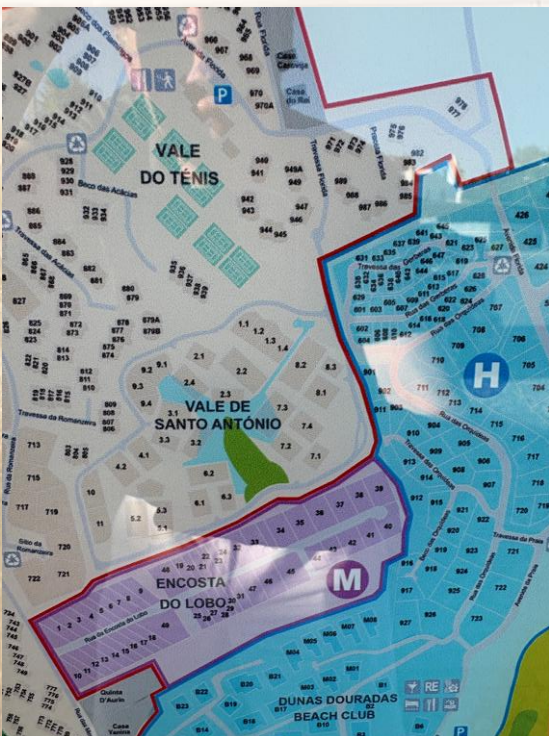
### Planning Application from DDSI

- Further to our email sent to owners on 12 May, we have been investigating the recent planning application made by DDSI (the owner of the central areas) which resulted in notices being posted to lamp posts within the resort;
- We also engaged professional support to investigate the full details of the application at the Loule Town Hall;
- Our resultant understanding is that the application is to alter the existing allotment relating to the central areas and to ‘detach’ a plot of land located at the edge of Zone 4 on the boundary with VDL;
- We will continue to monitor the progress of this application for any potential impact on owners.



### Vale de Santo Antonio

- Vale de Santo Antonio is the area of Vale do Lobo which borders the west side of Dunas Douradas adjacent to parts of zones 6 & 9;
- This area remains un-developed, but recently we have been made aware of land clearance activity which suggests the potential start of development;
- The relevant planning license dates back to 2008 when development of the land was first initiated, but then abandoned;
- Together with potentially impacted villa owners, we are making enquiries as to the development plans and will keep you updated. For more information email us at [contact@dunasdouradasoa.com](mailto:contact@dunasdouradasoa.com)





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### Operational Updates



We meet regularly with the Resort Manager (AFPM) to discuss operational matters raised by owners. Key updates include:

- **Streetlighting** - where streetlights are broken, we liaise with AFPM and report to eRedes as appropriate - we are currently experiencing significant delays to repairs;
- **Signage** - we are reviewing the opportunity to install additional signage in the common areas to deter unauthorised access;
- The AFPM **Pool Attendant** will commence duties on 15th June and be checking off property numbers at the pool;
- **Tennis court bookings** will continue to be made through Reception. Coaching sessions may also be booked with the professional tennis coach Noam Martins (see info attached);
- If you have any operational issues to raise, or feedback to give, then please let us know by email to [contact@dunasdouradasoa.com](mailto:contact@dunasdouradasoa.com)



### Beach Nourishment Project – Quarteira to Garrao

- In response to erosion and rising sea levels along this section of coastline, the Portuguese Environment Agency 'APA' are undertaking a beach nourishment project;
- In total an estimated 1.4 million cubic metres of sand will be dredged from the sea bed offshore and then placed onto the beaches along this 7km section of the coast;
- You can find out more information, and track progress of the works by visiting the APA website here: [Coastal Intervention Quarteira | Portuguese Environment Agency](https://www.apa.pt/Portuguese-Environment-Agency/Intervention-Quarteira)





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## DDOA Newsletter – June 2026

### Onsite Tennis Coaching



## ALGARVE ACADEMY TENNIS

ELITE • EXCELLENCE • ELEGANCE

Onsite tennis coaching for all ages & all levels is now available with **Noam Martins** (a former top French National Player); Noam is offering:

- Private lessons;
- Group training (max 4 players);
- Tennis/Holiday Camps;
- Competition coaching;
- Raquet testing & re-stringing;

For more information contact Noam on +33 664 25 92 87



### Lawn Bowling



## VALVERDE BOWLS CLUB

- Why not try your hand at Lawn Bowls, played in a lovely setting just a 10 minute drive from DD (beside Tribulum restaurant)?
- You can roll-up at 9.30am on Mon/Wed/Fri; new members are always welcome - no experience is necessary and you will be provided with bowls and tuition to get you started!
- For more information you can visit the club's website at the following link: [Valverde Bowls Club | Almancil | Algarve, Portugal](#)



### Summer Charity Event

- Julia Hammond has organised a Summer Charity Event to be held at Lobos on **Friday 26<sup>th</sup> June** from 7pm;
- Owners are invited to support two great charities (The Salvation Army & Streetlife) whilst enjoying a fun evening including:

- Welcome drinks plus canapes;
- A 3-course meal with wine, beer & soft drinks;
- Entertainment by the 3 Buskerteers;
- Special appearance by the Campus Choir;
- A fun music quiz;
- A raffle & auction.

- Tickets are only €75 (including charity donation) through either Julia on +351 91 446 9719 or Pauline Quayle on +44 7881 506 000;

- We hope you can join us!



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### Owners' Card on your Smartphone!

- Your Dunas Douradas Owners' Card is now available to store electronically on your phone!
- Your Owners' Card enables you to access the central areas and to benefit from a discount at Lobos;
- Simply visit Reception on your next visit to get your personalised electronic card delivered over WhatsApp to your phone.

### DUNAS DOURADAS OWNERS CARD

Name: Mr. & Mrs **Name**  
Apartment/Villa: **Number**  
Expiry Date: 31/12/2026



Not transferable  
Card & Benefits valid after full payment of all charges

## REGAN VILLAS

### Lobos Restaurant & Bar



- **Summer Opening:** Lobos is now open every day from 12pm to 10pm (last food orders);
- **Menu:** With a new chef comes a new all day menu, inspired by Mediterranean flavours. Favourites include Rib Eye Steak, Seabass Fillets, Ria Formose Clams & Peach & Goat Cheese Salad;
- **Owners' Discount:** Owners qualify for a 10% discount - just show your Owners' card!
- **Acoustic Music** - from 11 June, enjoy a relaxing musical accompaniment to your evening meal on Thu, Fri & Sat;
- **Sunday Lunch** - enjoy music from the Snowman!



To view the full menu and for bookings via The Fork, please visit: [Lobos Restaurants – Bar, Brasserie, Pizzeria and Rotisserie](#)

**Email Address Updates** - please let us know if you need to add or amend your contact e-mail address(es) for any reason: [contact@dunasdouradasoa.com](mailto:contact@dunasdouradasoa.com)  
→ Please include your villa number in your request!

