



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin – January 2016 **Happy New Year!**

Water Feature Matters

1 Water Feature

The largest on site pump (10 Hp) which serves Leg 2 (uphill from the main fountain to the harbour) will be replaced in the very near future. The new pump will have variable output capability which will provide further efficiencies. As this is the largest (power and size) of the many pumps on site, members may notice some activity around Tech Room A (corner of leg 2 and leg 3) while the changeover occurs.

While pump repairs and replacements are expensive, they are within budget, and it is believed that prompt replacement of failing pumps is now prudent.

Before discarding the old pumps, they are evaluated for reconditioning and cannibalised for parts, and one of the old pumps that has been refurbished is currently held in reserve for emergencies.

In the meantime there have been no significant issues in respect of the running or maintenance of the Water Feature during the past month.

2 Fault Reporting

Fault reports should be directed to David Browne at Fell Reynolds on 01303 228688 or management@fellreynolds.com

3 Antisocial behaviour

Despite “the season of good will” when some people might misbehave under the influence, we are fortunate to have had no antisocial events in or around the Water Feature in the past month.

If you see any suspicious behaviour you are encouraged to call 101 for antisocial behaviour and 999 for criminal damage and more serious events.

Dog fouling has a negative effect on the image of the Water Feature as a peaceful, clean and aesthetically pleasing amenity for the community.

After several months during which we are proud to say the pathways have remained

relatively clean, during and since the holidays dog fouling around the Water Feature has started again. Members are asked to remain vigilant and to report any details either to the police, to Fell Reynolds or to the directors at directors@cpmcl.co.uk

COMPANY MATTERS

4 Budget 2016-17

As we approach the end of our financial year (30 April 2016), our next major task will be in March, when we will look at and agree the Budget for the 2016-17 Service Charge.

5 Succession Planning

We are once more calling upon members to become directors.

We believe the hardest work may now be behind us:

- We have appointed new contractors and our relationship with them is working well
- We have a clearer understanding of the mechanics of running a water feature and the relationship to the estate as a whole
- Savings have been identified and costs contained
- The evaluation and survey have been completed
- Finally – against the odds - we have a fully functioning, clean, attractive, viable and well maintained amenity

Taking an active role in the budget process would provide a good opportunity to learn more about the company.

If you are interested and/or would like to know more about becoming a director of CPMCL, please contact directors@cpmcl.co.uk

6 Debt

Any outstanding service charge debt will be recovered, the costs involved to retrieve unpaid service charges added to the debt.

Those who deliberately ignore reminders will find themselves pursued by debt collectors, the courts and, ultimately, by bailiffs. No sale will be allowed to be registered while there is an outstanding service charge debt.

7 Conveyancing

Members are reminded that to avoid confusion or difficulties, Guidelines for Vendors and Purchasers are [available online](#) and we suggest that these be shared with both vendors' and purchasers' conveyancers.

And finally, as always,

The good news is that since May 2015, we have been joined or are about to be joined by almost 40 new owners to Columbus Point, so we are taking this opportunity to welcome them all. If you are receiving this bulletin because a neighbour has given it to you, please let us have your email details so that we can add your email address to our mailing list.

If you have a new neighbour or if you know a Member who does not have access to email, please print a copy of this bulletin and pass it to them.

If you have any questions or comments relating to Columbus Point (Management Company) Limited ("CPMCL") and the Water Feature feel free to contact us at directors@cpmcl.co.uk

For information about the Water Feature, please go to www.waterfeature.eu