



# Columbus Point

(MANAGEMENT COMPANY) LTD

**Members' Bulletin – February 2016**

## **WATER FEATURE MATTERS**

### **Water Feature**

#### **1. Path lights Leg 2**

On Sunday 10 January, the driver for the path lights surrounding Leg 2 (fountains up to the harbour) and the corner of Leg 3 (San Juan/Santa Cruz) suddenly failed.

To provide some light along the pathway, the in-pool lights on Leg 2 are now being left on all night. In the meantime, residents are asked to take extra care.

We apologise to Members and residents alike for the delays that have occurred in replacing the driver for the lights. This is not a stock item and has had to be especially manufactured. It is now expected to arrive (along with two more to be held in stock for future path light failures) and be installed week commencing 7 February.

#### **2. The new pump Leg 2**

Unfortunately the contractors have experienced some delays in the making up of the heavy-duty stand to carry the new pump to go into Tech Room A (at the junction of legs 3 and 2) and the stand is now expected to be ready week commencing 7 February. As soon as possible thereafter, the stand and the new pump will be installed and the source pool at the harbour end of Leg 2 will be restarted.

There are no other matters to report related to the maintenance and running of the Water Feature.

#### **3. Antisocial behaviour**

There have been no reported incidents of vandalism or antisocial behaviour for some time. The only continuing problem relates to dog fouling, which means that an otherwise clean, peaceful and pleasant environment is spoiled. While Urban Jungle carries out litter picks and maintains the shrubbery and paths on a monthly basis, it is not their job to pick up dog waste.

This may be a good opportunity to remind members that there are two waste bins on the path around the Water Feature - one at the end of Leg 1 by Dominica Court and Martinique Way

fountain, and one by the bridge over Leg 3 at Santa Cruz Drive.

To report antisocial behaviour, call 101. To report vandalism and criminal damage call 999.

#### 4. **Fault Reporting**

While the directors are happy to hear about any faults, David Browne is the Fell Reynolds contact for reporting faults. David can be contacted on 01303 228688 and by email: [management@fellreynolds.com](mailto:management@fellreynolds.com)

### **COMPANY MATTERS**

#### 5. **Debt**

Debt remains at around £5,000. Fell Reynolds will continue to work to reduce this figure so that when the next service charge invoice is issued, there will be minimal amounts of debt carried over.

#### 6. **Conveyancing**

Having identified complications caused to both Vendors and Purchasers by the unusual conveyancing processes related to Sovereign Harbour and, in particular, Columbus Point (Management Company) Limited membership, Stephen Rimmer LLP and the CPMCL directors prepared the [Conveyancing Guidelines for Vendors & Purchasers which are available online.](#)

To avoid any difficulties, confusion and unnecessary expense caused by oversights on the part of conveyancers for both parties, it is suggested that Members share these Guidelines at the outset of the sale of their property.

#### **And finally**

Local Estate Agents report an increase in interest in Columbus Point properties, particularly those surrounding the Water Feature. It is understood that there is a shortage of houses for sale, and the number of apartments available at present has diminished.

We take this opportunity to welcome new owners to Columbus Point. If you have new neighbours and neighbours without internet, please print a hard copy of this bulletin and pop it into their letterbox.

If you have any questions about CPMCL or the Water Feature, please feel free to contact the directors at their dedicated email address [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk) and let us have your email address so that you can be added to our mailing list.

More information concerning the Water Feature and Columbus Point (Management Company) Limited, can be found at [www.waterfeature.eu](http://www.waterfeature.eu)

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