



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin – April 2016

1. WATER FEATURE MATTERS

Fountain Timing Schedule

A new timer has been installed in Tech Room A to ensure that the fountains and cascades go on and off at the same time as the other fountains and jets, and to run the top source pool on Leg 2 independently.

To take account of experience gained in the past year, the fountain and lighting schedule has been altered. The in-pool lights will now remain on until midnight all year round. Path lights are light sensitive, coming on at dusk and going off at dawn. Should any of these changes impact water quality, further adjustments will be made.

TIMERS (AGREED SCHEDULE APRIL 2016)

MONTH	FOUNTAINS ON	FOUNTAINS OFF	IN POOL LIGHTS ON	IN POOL LIGHTS OFF
January	10.00 am	9.00 pm	3.00 pm	Midnight
February	10.00 am	9.00 pm	4.00 pm	Midnight
March	10.00 am	9.00 pm	5.00 pm	Midnight
April	10.00 am	9.00 pm	6.00 pm	Midnight
May	10.00 am	10.00 pm	7.00 pm	Midnight
June	9.00 am	10.00 pm	8.00 pm	Midnight
July	9.00 am	10.00 pm	9.00 pm	Midnight
August	9.00 am	10.00 pm	9.00 pm	Midnight
September	10.00 am	9.00 pm	7.00 pm	Midnight
October	10.00 am	9.00 pm	5.00 pm	Midnight
November	10.00 am	9.00 pm	4.00 pm	Midnight
December	10.00 am	9.00 pm	3.00 pm	Midnight
			PATH LIGHTS	
Day light sensors			Dusk	Dawn

The new schedule is also available online at www.waterfeature.eu/documents.html

Maintenance.

On Friday 1 April the fountains will be switched off for 7 days for a pre-summer soak test. This test is to monitor water use and to ascertain that the structure remains water-tight. The contractors will also carry out minor repairs and adjustments while the fountains are off. Tests like this are expected to occur every six months.

2. COMPANY MATTERS

2016-17 Service Charge

Invoices for the Water Feature service charge should be received around 1 May.

As a consequence of complications arising from the concession to allow members to pay the annual service charge in two payments, it has been decided that this year the service charge will be payable in full in one payment.

Some new owners whose conveyancing is still in the process of being completed may receive invoices addressed to the previous owners of their property. Most new owners will have received or paid an apportionment in regard to the Water Feature charge for 2015-16, and are therefore liable for all charges from 1 May 2016.

If you have any queries about whether you are liable to pay the service charge, please contact directors@cpmcl.co.uk for clarification, or Fell Reynolds (accounts@fellreynolds.com or telephone 01303 228688).

The service charge may be settled by cheque, debit or credit card, by telephone or by using internet banking.

Conveyancing

It may be of interest to members to know that since the handover of the management company to the Members in March 2015 more than 10% of properties have either sold or are in the process of being sold.

AGM

If you missed last month's bulletin, kindly note that the company's AGM will be held at Sovereign Harbour Yacht Club on the evening of Thursday 7 July. This meeting is open only to Members of Columbus Point (Management Company) Limited (CPMCL). Papers will be issued in due course.

3. FINALLY

We take this opportunity to welcome new owners to Columbus Point. Please let us have your contact details to be added to our mailing list.

If you have new neighbours or neighbours without the internet, please print a copy of this bulletin and pop it into their letterbox. A version of this bulletin for easy printing is available on our website at: www.waterfeature.eu/news.html

Further information about the Water Feature and Columbus Point (Management Company) Limited (CPMCL) can be found at www.waterfeature.eu

If you have any comments or questions about CPMCL or the Water Feature or wish to be added to the mailing list, please feel free to contact the CPMCL directors at directors@cpmcl.co.uk