



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Bulletin – May 2016

1 WATER FEATURE MATTERS

Soak Test

The pre-season soak test at the beginning of April confirmed the integrity of the structure and all three legs and fountains have been restarted.

Timings

From Friday 29 April the timers will be adjusted to switch the fountains on at around 10 in the morning, and off at around 10 at night, while the in-pool lights will function between 7pm and Midnight. The Timer schedule is on our website www.waterfeature.eu

Maintenance

In the near future the contractors will be removing the dark water marks from the sides of the feature. The process and detergent they will use are specifically designed for water features.

There are no other maintenance or repair issues to report.

2 ANTISOCIAL BEHAVIOUR

The warmer weather signals the return of antisocial, unacceptable and sometimes dangerous behaviour in and around the amenity. Swimming, paddling and other water-related activities are not permitted for Health & Safety reasons (e.g. chemicals and slippery structure surfaces), and there is always potential for expensive damage to lamps, fountains and filters.

Please report antisocial behaviour to the police by telephoning 101 and if you see serious activities that may be criminal or lead to criminal damage, call 999.

If possible, and only if it is safe to do so, please take photographs and send them and any other useful information to Fell Reynolds (management@fellreynolds.com).

3 HEALTH & SAFETY

Last Thursday evening (28 April), the path lights around Leg 3 (Santa Cruz/San Juan) failed. The contractors are investigating the cause and have been asked to rectify the problem as a matter of urgency. Please take extra care on this section of the amenity in the meantime.

In accordance with legal requirements, accidents in and around the amenity are now recorded. Please report trips and falls to Fell Reynolds (management@fellreynolds.com) or telephone 01303 228688.

If you spot anything that you believe is a Health & Safety issue, please also let Fell Reynolds have the details so that they can investigate.

4 COMPANY MATTERS

2016-17 Service Charge

The Budget for the 2016-17 Service Charge has now been finalised and Members will shortly be receiving a Service Charge invoice together with a copy of the Budget and covering Explanatory Notes that all Members should read.

Ex-pat owners and landlords may receive a soft copy of their Service Charge invoice by contacting Fell Reynolds Accounts Department by email accounts@fellreynolds.com or telephoning 01303 228688.

The Charge should be paid immediately by cheque, over the telephone using debit card or by credit card (for which there is a charge), or by electronic banking (details from Fell Reynolds Account Department).

Annual General Meeting

The AGM will take place on Thursday 7 July at the Sovereign Harbour Yacht Club, starting at 7.30 pm. This meeting is open to Members of CPMCL and papers will be issued nearer the time.

Any questions related to this year's Budget and the management and maintenance of the Water Feature will be covered at the AGM.

5 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

Directors, CPMCL