



Members' Bulletin November 2016

1 Welcome to new members

We start this bulletin with a welcome to new owners. In the 18 months since CPMCL was handed over to its members in March 2015, more than 45 property sales have completed, and currently around 25 properties are in the process being bought or completing registration.

Whatever your feelings about the Water Feature, the monthly bulletin will keep CPMCL members informed of works, faults, maintenance and other issues related to the amenity, as well as topics related to the management company.

Should you have a new neighbour or know someone who does not have access to a computer, please do print off this bulletin and pop it into their mailbox. An easy-to-print version is available on our website (www.waterfeature.eu) in the "News" section.

To be added or removed from the mailing list and to provide feedback, please contact the directors (details at the end of this bulletin).

THE WATER FEATURE

2 Soak Test October 2016

The 7 day soak test during week 1 of October has concluded. No significant issues were identified.

3 Path lights

Members may not be aware that there are 108 path lights around the Water Feature, and each has been numbered so that if a light fails, it can be quickly identified and repaired.

Light 77 on the San Juan Court side of Leg 3 failed some time ago, the fault traced to a cable, and the light has now been reinstated. If you spot a path light fault, please let Fell Reynolds or one of the directors know (details can be found at the end of this bulletin).

4 Electrical work

At the same time as the repair to light 77, some drivers were replaced.

5 Dog fouling around the Water Feature

It is disappointing to have to report that dog fouling, which had noticeably reduced during the summer months, appears to have started again.

EBC has a free App called "Report It Eastbourne" for reporting antisocial behaviour, fly-tipping and dog fouling. The App enables you to send a report (with a photograph and location) to Customer First for them to take action. The App is available for iPhones and Androids. To download and install, search in your App store for "Report It Eastbourne". In the meantime, report unsociable behaviour to the police on 101 as usual.

Members are reminded that a third dual purpose bin has been installed by the St Kitts Drive/ Dominica Court bridge over leg 1. The bin is suitable for "poo bags" as well as ordinary waste and is emptied by EBC on a regular basis.

6 **Pine Trees (Dominica Court)**

It has been brought to the company's attention that the three pines on the Dominica Court corner of Legs 1 and 2 have been attacked by Redheaded Pine Sawfly (*neodiprion lecontei*).

The landscaping around the Water Feature is the responsibility of Hazelvine, and Hazelvine are aware of the issue. It is understood that Urban Jungle, which carries out the landscaping work for Hazelvine, has been consulted about the future of the trees. For more information, contact Hazelvine (details at the end of this bulletin).

COMPANY MATTERS

7 **Refurbishment Project FY 2017-18**

The Section 20 Notices have now been sent to all members of CPMCL. If you have questions or if you are a member of CPMCL and have not received your Notice, you should contact Fell Reynolds (details at the end of this bulletin). The communication of the Section 20 Notice means that potential contractors can be recommended by members for consideration to carry out part of the works.

During October the directors held their first Project Review meeting with the project management team from Southdown Surveyors. The directors having produced the Project Proposal, the purpose of this meeting was to agree the detail prior to Southdown finalising the detailed specification/scope of project upon which the Invitations to Tender will be based. It is anticipated that the Invitations to Tender will be available in December and tenders should be returned by early January.

The full project will, of necessity, be broken into three segments: Firstly the structure, coping stones and outside walls, secondly the in-pool lighting improvements which must be carried out when each leg has been drained, and lastly, the path light refurbishment which can be carried out at any time.

8 **Annual Service Charge arrears**

Members know that this board of directors has committed to ensuring that all arrears of service charge are recovered. At present, debt still remains at less than 3% and the debt collection agency has been instructed. The cost of recovery is added to the debt.

9 **Website**

As always, information about the Water Feature, archived documents, old bulletins, fountain and lighting timetable and the Conveyancing Guidelines are available at our dedicated website: www.waterfeature.eu

10 **Contact details**

Fell Reynolds management@fellreynolds.com - 01303 228 688

Company directors@cpmcl.com

Hazelvine james.gavin@hazelvine.com - 01628 529765

Directors, CPMCL