



# Columbus Point

(MANAGEMENT COMPANY) LTD

## MEMBERS' NEWSLETTER - 1 July 2022

### Company matters

#### Annual service charge demands

If you have not paid the charge by the time you receive this newsletter, the second and subsequent reminders will attract a charge of around £100 which is an HML charge for additional work and time involved in recovering the arrears. **To be clear: the non-payment penalty charge is not a CPMCL charge.**

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### Water Feature matters

There are no major repairs or costs to be reported. Low priority in-pool lighting faults have been dealt with.

### Vandalism and unsociable behaviour

The police carry out regular patrols around the Water Feature. If members see anything suspicious or need to report serious unsociable behaviour, they should call the police on 101, tell them to notify **PC Martin Hylands**, and get an incident number.

### Detergent & Chemical vandalism

There is evidence that detergent and other chemicals are being added to the water, very possibly via the cauldrons at the ends of each leg, negatively altering the Ph levels of the water, making it susceptible to algae growth. Every time this occurs, costly additional chemicals must be added to ensure water clarity, which in turn affects the Water Hygiene budget. Please stay vigilant and if you see anything or anyone behaving suspiciously, and if it is possible to do so, take a photograph and use the Water Feature WhatsApp Alerts group to notify the group.

### Safety signs

Once more, some of the safety signs have been defaced. The type of damage suggests it is children or teenagers who are doing it. This minor act of vandalism has safety (and could have cost) implications. If you see it happening or know who is responsible for it, please let CPMCL and HML know (details at the end of this newsletter).

### Unsupervised children

In recent weeks a group of pre-teenagers have been swimming in Leg 3 (San Juan Court/Santa Cruz Drive), jumping off the bridge and playing in the cauldron at the end of that leg. They appear to have come from the Salvador Close area. One or two of them are very young and otherwise unsupervised. A good deterrent is to warn them that the water is heavily chlorinated (bleached) which could very easily lead to unpleasant rashes. If they continue to misbehave, a warning that the police have been called will normally see them leave.

## Dog fouling

No amount of complaints here or via social media will change the mindset of individuals who deliberately walk away from their dog's mess, leaving it for someone else to clean up or tread on. Only ever if it is safe, if you see anyone not picking up after their dogs, point it out to them.

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## Members' Questions

If you have any questions related to the company or the Water Feature, feel free to contact CPMCL or HML (details at the end of this newsletter).

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During the month, we replied to a new member's questions. This new member addressed his email to "To Whom it May Concern" so our replies were prefaced by an explanation of who the directors of CPMCL are.

*In accordance with the Memorandum & Articles of CPMCL, the board of directors are unpaid volunteers and owners of property on the development. As such, we also have to pay the annual charge, which is based on a budget we prepare. As members of the company it is in our interests (as well as our members' interest), to manage the company as efficiently as possible. Whereas many other management companies for other developments on Sovereign Harbour let their property managers make all their day to day decisions, our management style is very "hands on" which is how we tightly control expenditure.*

**Question: Our conveyancers said we had to sign the deed of covenant when we bought the property but I don't see the Water Feature from my property, what is the logic in that?**

*The obligation for the 369 properties on the estate to pay for the Water Feature arises from the 2001 Section 106 Agreement allowing the developers to build the estate. All 369 properties on the development, irrespective of whether they can or cannot see all, some, a bit or none of the amenity, are bound by the same Deed. While some owners regard paying for the amenity as a burden, many others regard it as worthwhile and think the Water Feature is an asset, particularly if they wish to sell their property. Many Estate Agents, even those selling property that does not pay for it, often refer to the Water Feature in their Particulars of Sale and videos.*

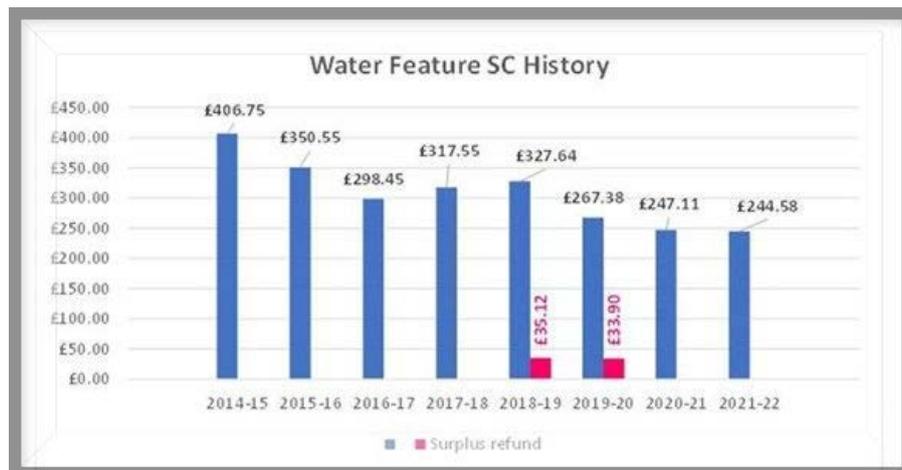
**Question: Given the increase in electricity charges, what is Columbus Point Mgmt doing to minimise the cost of the power used for the various pumps? Have you reduced the operating hours, and if so by what amount?**

*In accordance with our commitment to ensure that the Water Feature is run as efficiently as possible in order to keep down the annual charge, we are diligent in ensuring that power is purchased at the lowest possible cost per unit at all times, but especially at present. The pumps running the amenity are run within parameters agreed with the contractors to ensure the amenity runs efficiently, using as little power as possible, while maintaining high quality water hygiene, and we use low power LEDs within and around the Water Feature. The timetable can be found on our website, [www.cpmcl.co.uk](http://www.cpmcl.co.uk)*

**Question: We would like answer please to point related to electricity, so we can circulate it to all the residents paying (some benefitting, others not) for this expensive water feature.**

*With regard to the cost, in 2014-15 FY, the amenity was managed by Persimmon Homes and the charge was £406.75. If you look at the chart below you will see that over*

successive years under member management the charge has come down and in the last four years the charge has reduced to around £250 a year. On two successive years we also refunded surpluses of £35.12 and £33.90 per property.



Lastly, thank you for offering to circulate our response to these questions. We welcome scrutiny from our members and have always endeavoured to provide open and honest answers since – as we have already stated – we are members of the company ourselves. As we have more than 300 subscribers to our newsletter, we will add this information to the next one so that it can be shared with all our subscribers.

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## Become a Director

With the recent loss of two of the directors of the company, there are now three vacancies on the board. It is important that the company has a team of directors who are conversant with the running of the company and how a structure as large as the Water Feature is managed and maintained. To anticipate possible future retirements, it is critical to have successors to take the baton.

Some members have expressed strong views about the amenity and how it should be run. Being a director would provide an ideal forum to discuss and explore ideas and take an active role in decision-making.

For more information - without obligation - about what being a director of the company involves, contact Erica Robinson or the directors. Details are at the end of this newsletter.

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## Communication

CPMCL welcomes questions and comments from members. These can be directed to the company or the HML Property Manager. Contact details are at the end of this newsletter.

### Electronic communications

If you receive company communications from HML Property Managers electronically, please make sure HML have an up-to-date email address for you. You can do this by contacting them at the email address or telephone number at the bottom of this newsletter.

### Keeping members informed

CPMCL does not use social media. Instead it uses this **newsletter**, **email**, **its website** and a **WhatsApp Alerts group** to communicate with members. To be added to any of these, email CPMCL with your property address and mobile telephone number.

The company's website [www.cpmcl.co.uk](http://www.cpmcl.co.uk) is a useful resource for anyone wanting to know more about CPMCL, including the history of the Water Feature.

To join the WhatsApp group requires WhatsApp to be installed on a smartphone. WhatsApp can be downloaded free from your App store.

It is important that all members with email accounts join the mailing list as the bulletin provides regular updates, reminders and information about work issues related to the Water Feature and CPMCL.

If a property close to you has recently been occupied by new owners please ask them to join the mailing list. Easy-to-print versions of bulletins are on the website.

The Water Feature is owned by all 369 properties surrounding the Water Feature and the company manages and maintains the amenity on their behalf.

*Directors .*

**Columbus Point (Management Company) Limited**

[www.cpmcl.co.uk](http://www.cpmcl.co.uk)

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