



Columbus Point
(MANAGEMENT COMPANY) LTD

Members' Bulletin – 1 October 2015

1. Maintenance

From the beginning of this month for two weeks the fountains will be switched off for some tests (including H₂O quality and usage, evaporation and filtration efficiency) and for other minor maintenance to be carried out. The timers will be further adjusted to reflect the shorter autumn and winter days so that the fountains will come on later and go off earlier.

Residents are asked to discourage visitors, especially children, from entering the water. Sodium chloride (bleach) and bromine, which are damaging to the skin and particularly dangerous if swallowed, are used to keep the water clear.

We request owners not to approach South East Pool's operators directly in order to report faults. Your point of contact is Fell Reynolds (see below).

2. Pathways & Bridges

The former contractor has now arranged a date this month to complete the paviour work on Leg 3. Once they have done so we

intend to instruct our own contractor to attend to some minor paviour slippage elsewhere around the Water Feature.

Subcontractors are currently investigating low cost ways to make the glass in-fills on the bridges slip-resistant during wet and icy weather. In the coming weeks some low level trials will take place.

3. Antisocial behaviour, vandalism and criminal damage

CPMCL is determined to discourage antisocial behaviour, and to obtain restitution for criminal damage around and in the Water Feature.

It is the responsibility of all residents, owners and tenants alike, to report antisocial behaviour, vandalism and criminal damage. Call 101 to report antisocial behaviour, and call 999 to report vandalism and acts of criminal damage.

4. Fell Reynolds

David Browne is your point of contact when you send a message to report faults to Fell Reynolds.

David's contact details are: management@fellreynolds.com and telephone 01303 228688. All faults and complaints are forwarded to David to record and respond to and David will ensure faults are dealt with in a planned and economical way.

5. 2015-16 Service Charge Payments

Those Members who paid half the annual service charge in May are now reminded that the second payment of £175.55 will be due on 1 November 2015. Fell Reynolds will send out reminders during the month.

The payments may be made by cheque, over the telephone (01303 228688), by electronic banking or by credit card. If using a credit card, there is a normal surcharge of 3% (which is £5.26); the surcharge represents the charge that credit card companies charge their clients for using their services and is not an additional revenue stream for CPMCL or Fell Reynolds.

Banking and your property reference details for electronic banking are available from Fell Reynolds, either by telephone (above) or email: accounts@fellreynolds.com

6. Conveyancing

CPMCL's solicitors and conveyancers, Stephen Rimmer LLP, advise that some conveyancers are failing to identify and deal with the conveyancing restrictions that are unique to Sovereign Harbour, and, in particular, CPMCL and the Deed of Covenant for the Water Feature.

If your purchaser experiences difficulties or delays it is sometimes because of a failure of their conveyancer to contact Stephen Rimmer LLP (01323 644222) for the Deed of Covenant. Most local firms (including Rimmers, who have a conveyancing team) deal with Sovereign Harbour conveyancing and should be accustomed to the unusual covenants and restrictions associated with harbour properties.

7. As always,

We take this opportunity to welcome new owners to Columbus Point and as Members of Columbus Point (Management Company) Limited. If you are receiving this bulletin because a neighbour has given it to you, please let us have your email details so that we can add your email address to our mailing list.

If you have a new neighbour or if you know someone who does not have access to email, please print a copy of this bulletin and pass it to them.

And lastly, a reminder that CPMCL now has its own email account - directors@cpmcl.co.uk - please update your Contacts. Mail addressed to the former email address will, of course, be redirected.

For more information about the Water Feature, please go to www.waterfeature.eu