



# Columbus Point

(MANAGEMENT COMPANY) LTD

## Members' Bulletin – 1 November 2015

### THE WATER FEATURE

#### 1. Maintenance

At the beginning of October the fountains were switched off. While the jets and cauldron cascades on Legs 1 and 3 have been intermittently switched back on, testing and evaluation continues with South East Pools ("SEP") to find ways that may not have been previously considered to reduce water usage.

We thank Members for their patience during this period.

Meanwhile, your point of contact for all fault reports is Fell Reynolds (see below).

#### 2. Pathways & Bridges

The former contractors have completed the work on the pavements on Leg 3 and in due course (though possibly not until spring) we intend to instruct our own contractor to attend to some minor pavement slippage elsewhere around the Water Feature.

The path lights along the Dominica Court side of Leg 1 have now been repaired.

For safety and aesthetic reasons, CPMCL is investigating installation of illumination under the bridges across Legs 1 and 3 (the bridge across Leg 2 is currently illuminated).

Some owners have noticed that small black "sand paper" dots have been affixed to the glass in-fills on the bridge over Leg 1 (St Kitts Drive). Each partially covers the

glass in-fill, leaving a circumference through which the proposed in-pool bridge illumination can shine. These dots are to make the glass less slippery during icy and wet weather. Weather permitting, the bridges over Legs 2 and 3 will also be covered during the first week in November (for those of you who are interested, there are 135 in-fills in each bridge and each is affixed by hand). Along with the proposed illumination, it is believed the bridges will be much safer during cold and dark nights.

### **3. Antisocial behaviour, vandalism and criminal damage**

The July 2015 community policing data reflects three antisocial behaviour incidents around the Water Feature. Members overlooking the feature will be aware of others that went unreported or, if reported, the perpetrators left before the police attended the scene.

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.

## **COMPANY MATTERS**

### **4. Fell Reynolds**

David Browne is your point of contact when you send a message to report faults to Fell Reynolds. His contact details are: [management@fellreynolds.com](mailto: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**

Members who paid half the annual service charge in May are now reminded that the second payment of £175.55 becomes due on 1 November 2015. If you have not received or settled your account, please contact Fell Reynolds without delay.

The payments may be made by cheque, by debit or credit card, over the telephone (01303 228688) or by electronic banking. If using a credit card, there is a normal

surcharge of 3%; 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.

You will require your property reference number and Fell Reynolds' banking details for electronic banking; these are available from Fell Reynolds, either by telephone (01303 228688) or by emailing: [accounts@fellreynolds.com](mailto:accounts@fellreynolds.com)

## **6. Six Month Review**

As part of their commitment to communication, CPMCL directors invite all Members to attend an informal Six Month Review at Sovereign Harbour Yacht Club on Thursday 3 December, 7.00 for 7.30 pm. Unfortunately the Yacht Club is now fully booked on Fridays until the New Year; however, the bar will be open before and after the presentation.

The purpose of this Review is for the directors to bring Members up to date with what has been achieved in the past six months, to provide a snap-shot of the financial state of the company and to take a look into the future.

A reminder will be sent out nearer the time.

## **7. Conveyancing**

Property values continue to increase and there appears to be a lot of movement and increased interest in properties on Columbus Point, with over 30 properties either currently on the market, sold or sold subject to contract since June 2015.

Most local solicitors deal with Sovereign Harbour conveyancing and should be accustomed to the unusual covenants and restrictions associated with harbour properties.

Nevertheless, to assist Members and their Purchasers, CPMCL directors and our solicitors, Stephen Rimmer LLP, have reviewed Conveyancing processes relating to CPMCL, the Water Feature and the Deed of Covenant, and have produced Conveyancing Guidelines for Vendors and Purchasers which can be viewed and downloaded [here](#).

These Guidelines may be shared with agents, purchasers and conveyancers to facilitate the smooth sale/purchase of your property.

## **8. Recruitment**

At the June AGM Members were invited to volunteer to become directors on the CPMCL Board. Currently while there is the potential to have seven directors, CPMCL has just four volunteer directors:

Christine Allan  
Sandra Cheesman  
Bruno DiLieto  
Richard Moakes

It is now time to encourage other Members to join the board. If you feel you have something to offer – experience, enthusiasm, contacts or skills – the directors would welcome your contribution. To find out more, please contact [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

## **9. As always,**

This month we are delighted to welcome some eight new owners to Columbus Point and we take this opportunity to welcome all of you.

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 a Member who does not have access to email, please print a copy of this bulletin and pass it to them.

And lastly, the CPMCL directors can be contacted at their dedicated email account - [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk).

For information about the Water Feature, please go to [www.waterfeature.eu](http://www.waterfeature.eu)