



Columbus Point
(MANAGEMENT COMPANY) LTD

MEMBERS' BULLETIN - December 2018

WATER FEATURE MATTERS

Result of soak test

The half-yearly one week's soak test was carried out at the start of November. During this test, all fountains and filtration are turned off and water levels are checked. The test was uneventful and the Water Feature was recommissioned on Friday 9 November.

Repair to electrical panels

During the soak test, two electrical panels were replaced and others were repaired to comply with the annual Electrical Safety survey.

Fountain lights

The drivers/wiring supporting a section of lights surrounding the centre fountain are showing signs of stress. Investigations continue and it is anticipated that the fault will be rectified as soon as possible.

Wobbly barrier/coping stones

See below.

Safety & Unsocial Behaviour

As part of a safety review, the stainless steel barriers on either side of the castellations (or ramparts) over the Water Feature have recently been inspected and as the coping stones supporting a couple of them have been

damaged, they will be refitted and repairs carried out as soon as possible. A small section of the footpath may be closed for a day while this work is being carried out. As the ramparts can be slippery when wet, leading to slips and falls, the barriers are there to prevent their use as a shortcut over the amenity.

In past years, the Water Feature has been targeted by unsafe unsocial behaviour, yet by comparison in 2018 very few incidents have been reported.

Earlier this year, during the icy start of March, two young people were seen trying to ride a cycle down the ice-filled basins of leg 2, the ice giving way to their weight. This could have been a major incident, but fortunately it was not. The large Warning Signs around the Water Feature have been updated with the new emergency telephone number and because they are often ignored, in the coming months a review will take place to consider whether the warning messages on the signs might be improved for better impact.

Dog fouling and rubbish that is dropped on the paths and thrown into the shrubs continue to be an annoyance.

Members' questions

Q. The maintenance company used a vacuum cleaner in the past. They have stopped using it. Is there a reason?

A. The vacuum cleaner used during the summer proved to be inadequate for the size of the Water Feature and it was decided to investigate renting or acquiring a commercial machine.

Q. The fountains and in-pool lights come on and go off at slightly different times each day. Why is that and can you sort this out?

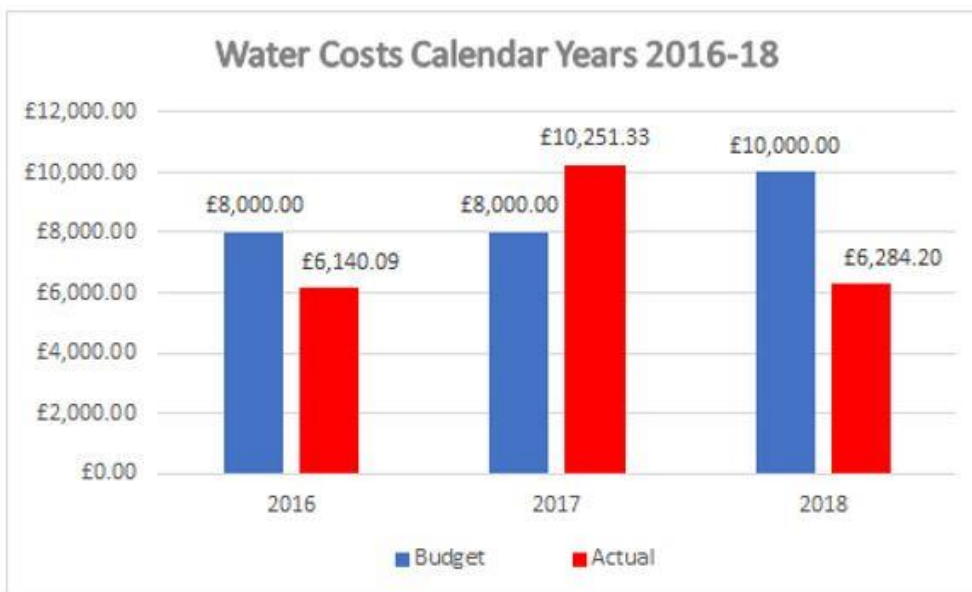
A. The current lighting timers are old style analogue timers and as they have been in use for more than ten years, they are showing signs of deterioration.

Consequently, they are somewhat out of sync. During 2019 the board will be looking at the timer clocks with a view to updating them to digital.

Q. Can you tell us how much water has been costing us?

A. Great care is taken to ensure that any water loss is kept to a minimum. Heavy rain is nature topping up the Water Feature free of charge. While little could be done about evaporation during this past very hot summer, weekly water meter readings are taken and an historical record is maintained.

During the refurbishment this year, unlike past refurbishments carried out by Persimmon (where the whole structure was emptied), the equivalent of just one leg of water (about 830 cubic meters) was drained from the structure and despite the additional logistics involved, water was transferred from leg to leg while each leg was re-coated.



The chart above is for illustrative purposes only and reflects the budget for the company's financial year (1 May to 30 April) against the cost per calendar year for years 2016-18. The £2,251.33 spike over budget in 2017 arose from the unexpected leak in Leg 2 in July and August 2017.

While the company's 2018-19 Financial Year ends on 30 April 2019, it is anticipated that actual water costs for this FY will be under budget.

Interesting facts

- The Water Feature is shaped like an anchor with the prongs of the anchor represented by legs 1 and 3.
 - It is approximately 315 meters long, so if you wished to exercise by walking around the feature (circa 630 meters), you would clock up just under $\frac{2}{3}$ km per circuit.
 - Contrary to folklore, the Water Feature is not the size of three Olympic swimming pools. It contains around 1,650 cubic meters (1,650,000 litres) of water. An Olympic sized swimming pool holds roughly 2,500 cubic meters (2,500,000 litres) of water.
 - Legs 1 and 3 are not the same length. Leg 1 is approximately 120 meters long, whereas Leg 3 is about 115 meters long.
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Company matters

Plans for 2019

- Update the 2014 Operations & Maintenance Manual and Update the asset register
- Prepare and agree annual budget (March/April)
- Focus on maintaining the amenity within budget
- Review Safety signs
- Reduce debt by whatever means available
- Grow the General Reserve Fund

Recruitment

- Need more help!
- Meeting invitations for 2019

Diary Date

AGM - Thursday 11 July 2019 at 7.30 at Sovereign Harbour Yacht Club

Communication

Up-to-date Water Feature and company news comes via these bulletins and members can either let CPMCL or a neighbour know they would like a printed copy of the bulletin, or they can join the mailing list by emailing directors@cpmcl.co.uk with their address .

More information about the history of the Water Feature, contacts and emergency notices can be found on the company's website www.waterfeature.eu.

Directors

CPMCL