



**Columbus Point**  
(MANAGEMENT COMPANY) LTD



## MEMBERS BULLETIN DECEMBER 2015



As we approach Christmas and a brand new year, we take this opportunity to wish all members and neighbours season's greetings.

### THE WATER FEATURE



#### **Maintenance & Fault Logs**

If you have queries about when the fountains and in-pool lights come on and go off, a seasonal timing schedule is now available on [our website](#).

The failed in-pool LED on Leg 3 has been replaced and the two adjoining sets of lights on the same link are now working.

If you spot any faults, your point of contact is [Fell Reynolds](#) (see below).



#### **Pathways & Bridges**

A quotation for the under-bridge illumination has been received. At present there is a question about whether the existing drivers can carry the additional demand, and if not, this may well lead to additional and potentially unacceptable cost.

The contractors are looking at the anemometers (which identify strong winds and turn off the jets and cascades), with a view to adjusting them so that when we have strong winds the water jets stay off for longer.



## **Antisocial behaviour, vandalism & criminal damage**

As reported in this month's [Waterlines](#), CPMCL has been reimbursed for damage to a sign caused by a young offender. CPMCL will not tolerate antisocial behaviour and vandalism and will prosecute and seek restitution. We take this opportunity to thank those owners who reported this incident.

Please call 101 to report antisocial behaviour, and call 999 to report vandalism and acts of criminal damage.



## **COMPANY MATTERS**



### **Fell Reynolds**

David Browne is your point of contact when you send a message to report faults to Fell Reynolds. Contact David at: [management@fellreynolds.com](mailto:management@fellreynolds.com) and telephone 01303 228688. In addition to fault logging, all complaints are forwarded to David to record and respond to and he will ensure these are dealt with.



### **2015-16 Service Charge Payments**

A handful of owners have not yet settled the second payment of £175.55. If you have not received or settled your account, please contact Fell Reynolds without delay.

The payment 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%; 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.

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



### **Six Month Review**

The owners of around 25 properties came to the Six Month Review presentation held on Thursday 3 December. Click here for a [copy of the presentation](#).

As the overall message is positive, the directors feel they are well on their way to meeting their commitment to maximise benefits and minimise costs.



## Succession Planning

At the Six Month Review another request was made for volunteers to join the current board of directors as part of a succession plan.

If you feel you have something to offer – experience, contacts or skills – the directors would welcome your contribution. To find out more, please contact [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)



## Conveyancing

A copy of our [Conveyancing Guidelines for Vendors and Purchasers](#), can be viewed by clicking on its title above, as well as viewed and downloaded from [our website](#).

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



## As always,

This month we are delighted to welcome more 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 our website: [www.waterfeature.eu](http://www.waterfeature.eu)

**HAPPY CHRISTMAS EVERYONE!**

