



# Columbus Point

(MANAGEMENT COMPANY) LTD

## MEMBERS' NEWSLETTER - April 2022

### Company matters

#### Annual Service Charge for period 1 May 2022 to 30 April 2023

As mentioned in our last newsletter (available on [www.cpmcl.co.uk](http://www.cpmcl.co.uk)) in March and April the directors of CPMCL have been finalising the draft budget for 2022-23 financial year. This Budget reflects the estimated cost of running and maintaining the Water Feature for the period from 1 May 2022 to 30 April 2023, plus a contribution to the General Reserve Fund.

Increased taxation, higher prices and economic uncertainty globally, including the consequences of the Ukraine/Russia conflict, are expected to affect every household purse.

On 1 May 2022, every property will be sent a Demand for Payment for the 2022-23 financial year, along with an explanation of how the charge has been calculated.

Not everyone will be able to pay the charge immediately. If you are unable to settle the invoice when required, please do not hope it will go away, as it won't. As soon as you receive the Demand and covering paperwork, contact HML (details at the end of this newsletter), explain your situation, and ask if you can set up a payment plan to pay the charge over 4-6 months by instalments.

If you do not act within 28 days, you will see the charge increase as the result of the addition of HML's recovery costs, and after six months, as debt collectors enter the picture, the amount owed is likely to have increased or even doubled.

Make sure you only pay what you are asked to pay. The amount you need to pay is on the top right hand corner of the Statement of Account. If you are uncertain how much you need to pay or how to pay the charge, contact HML or CPMCL, but **DO NOT PAY MORE THAN YOU HAVE TO.**

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### Succession Planning. Join the board

The Memorandum and Articles of Association call for a maximum of 7 and a minimum of 3 directors. To be a company director, you must be an owner of a property on the development. There are currently five directors and with succession planning and induction, it is important to fill the remaining vacancies as soon as possible.

If you would like to know more about how much time and commitment would be required to be a director, if you are curious about why the Water Feature exists and annoyed about how much it costs and having to pay for it; and if you want to be involved in influencing decisions the board makes, feel free to contact the directors (details at the end of this newsletter) to have an informal chat.

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## **Water Feature matters**

### **Cauldron Leg 3**

In February the pump serving the cauldron on Leg 3 was replaced. The cost was charged to the General Reserve.

### **In-pool lighting**

Faults have been identified in the cauldrons of both leg 1 and leg 3, and beneath two castellations in leg 2. They are now scheduled to be repaired after the Easter Bank Holiday, next week (w/c Tuesday 19 April).

### **Annual General Maintenance**

Each spring, a programme of general maintenance is carried out. Among the maintenance jobs in this year's programme, the coping stones were again sprayed with algacide, and for the first time since they were installed, the poles supporting the anemometers (wind sensors) were treated for rust and painted "harbour blue" to match the blue railings and balconies throughout the development.

The RAL for the "harbour blue" paint used throughout Sovereign Harbour is RAL5003 semi-gloss.

### **Increased lighting**

A bollard (tall) light will shortly be installed at the cauldron end of Leg 1 (replacing a low path light) to provide a greater expanse of light over a poorly-lit area to avoid slips, trips and falls after dark.

### **Dog fouling**

EBC has advised us that Sovereign Harbour has more waste bins per head than any other area of Eastbourne, so it is disappointing that dog fouling continues to be a major concern here. There are 3 dual purpose bins around the Water Feature: by the cauldron at the Martinique Way end of Leg 1, at the bridge between Dominica Court and St Kitts Drive on Leg 1, and by the bridge between San Juan Court and Santa Cruz Drive on Leg 3.

### **Graffiti**

Permanent ink markers were used to draw graffiti "tags" on bins and Safety signs around the Water Feature twice in the last month. Defacing safety signs is dangerous, irresponsible and unacceptable, adding to the cost of maintaining the site.

To report any faults or unsocial behaviour of any kind, including defacing furnishings and signs, use the WhatsApp WF Alerts Group, or contact the directors of CPMCL or Erica Robinson (details 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.



## Columbus Point (Management Company) Limited

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

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