



# Columbus Point

(MANAGEMENT COMPANY) LTD

## Members Newsletter: 1 May 2024

### Company matters

#### The annual service charge

The 2024-25 FY demands go out on or around 1 May. The charge this year is £264.37 (which is less than last year's charge of £268.47). Please read the demand carefully to pay the correct amount. If in any doubt whatsoever, contact Erica Robinson at HML (details at the end of this newsletter) or the Accounts Office whose details are on the demand.

Those properties who have arrears or unpaid penalty charges showing on their demands, should make sure they pay the whole amount due. Continued failure to settle these charges mean that the properties who do pay on time and in full are subsidising those who have not, a situation which is not only unfair but also objectionable.

#### Directors

Every month we explain that we are in need of directors to manage the company.

The situation is now very serious. There are now just the minimum number of volunteer directors running the company and should any one of them be unable to continue for whatever reason, the company would be unable to continue to function. The amenity would fall into disrepair as HML would not be able to continue to manage the the company and contractors could not be paid; and, even more serious, because the company would not have sufficient directors to deal with their day to day legal responsibilities, the sale and purchase of properties would grind to a halt.

Please consider becoming a director of the company, even if think you have no skills or experience in management. There is always something, no matter how small, that can be done – from proof reading, drafting paragraphs for the newsletter, to sharing management experience, if that's what your skill is.

Before making a commitment, you'd be very welcome to have an informal chat over a coffee, or to attend one or two of our monthly management team meetings; please let us know. For more information, contact Erica Robinson at HML or the directors (details at the end of this newsletter).

---

### Water feature matters

#### Lighting Leg 3 San Juan Court side

There is a run of path lights on Leg 3 from the bridge to the corner of Leg 2 which have been out for a while. A fault has been traced to the buried cables which run alongside the path between each light. When there is less work going on around that area, a trench will be cut into the shingle and soil between the lights and the damaged cable will be replaced.

Meanwhile, please take care walking on that part of the path after dark, and use a torch if possible.

### **Recoating and Engineering works**

The directors of CPMCL and Metrix would like to thank residents and owners overlooking Leg 3 for their patience over the delays in completing the recoating of Leg 3 (Santa Cruz Drive/San Juan Court).

The structure of the Water Feature is porous concrete. It absorbs water from rain but also absorbs underground water. The WestWood waterproof resin coating can only be applied after two or three dry days and once the primer layers have cured, otherwise it may blister.

Since it started in the first week of March, the work to Leg 3 was affected by poor weather conditions. However, Metrix will be moving on to Leg 2 (San Juan Court/Dominica Court) very shortly, and while it is drained, the Kent & Sussex Pool team will be carrying out essential engineering repairs in Tech Room A (at the bottom of Leg 2 on the San Juan Court side).

If there are any questions about the works, please contact the directors (details at the end of this newsletter) for an update.

### **Unsocial behaviour & signage**

When the amenity was handed over to its owners in 2015, a full Health & Safety review occurred, and the existing signage was approved in accordance with best practice. Furthermore, the company has annual safety reviews, which include ensuring that the signs comply with regulations and the company's public liability responsibilities.

Since the signs on the sides of the cauldrons, coping stones, tech room walls and on upstands throughout the site are being ignored, it is unclear whether more, perhaps larger signs in larger brighter fonts will be any more effective.

After some discussion at our last management team meeting, it was agreed not to take any further action at the moment, since the number of serious incidents are few and far between and the cost of acquiring and affixing new or additional signs would not guarantee they would be read and adhered to any more than the existing signs are now.

Please note that the Water Feature cannot be closed off with gates and railings, and that CCTV has been considered and rejected for practical reasons.

Police advise residents not to engage with people who are determined to behave in an antisocial way, but where people are drunk, swearing, noisy, blatantly dangerous or threatening, the police should be called. Discreetly photograph the perpetrators if you can safely do so but otherwise do not engage.

---

### **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 newsletters provide 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 the newsletters are on the website.

## Contact details

Individual members who do not have access to email can have their newsletters delivered by hand.

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)

Contact details:

CPMCL [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

07949 268651

## HML Property Managers

27 The Waterfront, BN23 5UZ

Tel: 01323 819365

Fault Reporting [info.eastbourne@hmlgroup.com](mailto:info.eastbourne@hmlgroup.com)

Property manager Erica Robinson [erica.robinson@hmlgroup.com](mailto:erica.robinson@hmlgroup.com)

CoSecretary Tel: 0208 662 8800 [company.secretarial@hmlgroup.com](mailto:company.secretarial@hmlgroup.com)

Accounts Tel: 0208 662 8800 [accounts@hmlgroup.com](mailto:accounts@hmlgroup.com)

**Privacy statement:** *We hold names and email addresses purely for the purpose of contacting you with information relevant to Columbus Point (Management Company) Limited and to provide information about their activities. None of your details are passed onto a third party. This information is retained securely.*