



Columbus Point

(MANAGEMENT COMPANY) LTD

Members Newsletter: March 2024

The map below identifies legs 1-3 of the Water Feature.

Extent of Water Feature



Water Feature news

As advised in the last newsletter (which can be read on the website www.cpmcl.co.uk) the Water Feature will be recoated starting on leg 3 on Monday 11 March. Each leg will take roughly 4 weeks to recoat and the works are anticipated to have concluded by early in June 2024.

Metrix Contractors will be on site – weather permitting – between the hours of 8am and 5pm weekdays and 8am to 3pm on Saturdays. They will be taking all necessary safety precautions and some paths will be closed off while work continues. Please do not distract them and if there are any questions, please refer them to Erica Robinson or CPMCL (details at the end of this newsletter).

At the same time, essential engineering works will be undertaken by the main contractors, Kent & Sussex Pools. Parallel to these works, the water hygiene medium will be changed over from bromine to chlorine. Any discolouration caused by the chemical reaction during the changeover will be quickly dealt with. Note that any discolouration is not expected to affect water quality.

Both these parcels of work will be paid from the General Reserves.

Company matters

There have been some questions directed to CPMCL concerning the transfer from Hazelvine Limited to Eaves Property Management Limited.

Since 1 January 2024, Eaves PMs have taken over the Hazelvine role on the development and have responsibility for collecting ground rents and the management and maintenance charges for the estate as a whole, for the employment of Chores and Urban Jungle, for works around the development and conveyancing for leaseholders. They have announced a "Meet and Greet" to be held at the Community Centre at the Crumbles on 20 March at 10.30 am, questions to be submitted in advance.

CPMCL employs HML Property Managers as PM for the Water Feature, acting upon instructions from the directors of CPMCL to manage the business.

Board Directors

There are currently three directors of CPMCL. The Memorandum & Articles of Association allow for up to seven directors, so **we are looking urgently for another four volunteers to join the board** and help spread the responsibilities of managing the company and to fulfil the company's Mission Statement: To manage and maintain a clean, presentable and affordable Water Feature.

If you would like to find out more and possibly to join the board, please be in touch with Erica Robinson at HML or the directors (details at the end of this newsletter).

Budget 2024-2025

The company's financial year runs from May to April. This month the directors will be preparing the Annual Budget for FY 2024-2025 to be submitted to members for payment on or around 1 May. This is an ideal opportunity for someone wishing to join the board, to see how the budget process is managed and to be involved in it.

Those properties who failed to pay the 2023-24 charge in full, or penalty for late payment will see the arrears added to their demands.

It should go without saying that if you are finding it difficult to pay the charge in full on time, to get in touch with Erica Robinson at HML and agree an arrangement to pay the charge in instalments. Erica's details are at the end of this newsletter.

CPMCL's website

The CPMCL website has recently been transferred to a new hosting company and now utilises the more secure "https" web address, so its full address (URL) is:

<https://www.cpmcl.co.uk> You may wish to update your bookmarks accordingly.

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

Send questions and comments related to the Water Feature and CPMCL by emailing CPMCL (details at the end of this newsletter).

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 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.

Contact details

Individual members who do not have access to email can have their newsletters delivered by hand. Fortunately, this is only a handful of people. If you are not already subscribed to the newsletter, please let us have your contact details so that we can add you to the mailing list.

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

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