



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Newsletter - 1 May 2025

Company Matters

Annual Service Charge

The Annual Service Charge demand will go out to all CPMCL members from 1 May. Members should find the new format easier to understand, but if you are unsure how much you need to pay, please contact Wishtower Accounts on 01323 312121. Ensure your payment goes to Wishtower, as instructed on the demand, and not HML.

If you are having financial difficulties, you should contact Wishtower right away to arrange payment of the charge on a pre-arranged and agreed date or in instalments over 3 or 4 months. If you do not contact Wishtower or respond to reminders, there is every possibility that non-payment will attract penalty charges or be referred to debt collectors.

Water Feature Matters

Vandalism & Antisocial Behaviour

Dog fouling on the paths continues, though it is worth noting, albeit of no comfort, that it is worse in some other areas of the harbour. There are three dual-purpose waste bins around the Water Feature, all accessible and identifiable.

Two serious incidents have been dealt with in the last three months. The first was damage to the cables of the lights in the Leg 3 (San Juan Court/Santa Cruz Drive) cauldron. This is not the first time the cables have been deliberately cut. The feeds of the lights in all three cauldrons have now been covered with stainless steel expanding hose to protect them. This work attracted a cost for labour and materials, which, were it possible, would have been passed on to the culprits for reimbursement.

The second incident was more serious and resulted in reports to the police, with two men in their 20s stripping to their underpants and swimming in the upper basin of Leg 2 (San Juan Court/Dominica Court). Their behaviour ended with one of them defecating on one of the lights beneath the cauldron, a breach of all Health & Safety protections for the community and causing some distress to many of the owners of properties overlooking the incident. One of the two men claimed that his father "owns" or "pays for" the water feature, suggesting they are or were staying in the development and may be identifiable.

Our contractors responded quickly to clear the mess and added specialist chemicals to the structure, again at a cost to the 369 owners. Consequently, it is essential to pursue a prosecution if possible.

As a video of the incident has been widely watched through the Sovereign Harbour Residents Facebook page, we can publish a still below. Clearer images are available upon request. If you know who they are, please notify the police on this link

<https://www.sussex.police.uk/rqo/request/update/request-an-update/> quoting Crime Number

Sussex Police Reference (CAD) Number: **SXP-20250412-0419 Crime Reference:**

47250068981, by calling 111, or report it confidentially to Wishtower or CPMCL, details at the end of this newsletter.



What occurred was not “just a bit of fun” or hijinks, as some people on social media platforms described it. All the owners of the feature, and especially those who overlooked, saw, and heard it, have every right to be upset and angry. As stated, the police have been informed. They have followed up with CPMCL (and with Midway Quay, where the same men were sent packing after urinating in public) and are now trying to identify the men involved to take it further.

Engineering News

New Summer Timetable

From 1 May, the Water Feature will run for six hours daily from 1 pm to 7 pm. The new timetable is on the company’s website (details at the end of the newsletter).

Vacuuming the Water Feature

Three days – 14, 15 and 16 May – have been set aside for the Water Feature to be vacuumed from top to bottom. The engineers will do one leg per day. Please respect any areas closed off for safety by cones while the team uses their equipment.

Replacement Pumps

Three of the original (2003) smaller pumps show signs that they are on the way out.

The first one to be replaced has been running low jets around the central fountains for the last nine months. Its replacement was delayed because the impact of lower jets had little visible effect while running the pumps for just one hour a day. It has now been ordered and is expected to be installed during the month.

While the work is being carried out, sections of the path will be coned off for safety purposes. As the path chamber containing the pump will be open, please avoid crossing the coned area.

The directors are conscious that last year’s recoating and engineering work took a hit on the reserves, so the other two pumps will not be replaced until they show clear signs of not running at their best (less height and power of jets).

General Maintenance

The annual general maintenance programme has started and will continue through the month. This includes cleaning, treating, painting, and numbering the path lights, biociding the coping stones, dealing with rust on the anemometer poles, replacing loose bricks, levelling paths, and replacing fading signs.

Reminders

Defibrillator

A defibrillator is on the St Kitts Drive side of the bridge over Leg 1 from Dominica Court. It does not require a code to be used.

Gardening

Urban Jungle provides gardening maintenance. If plants are overgrowing the paths from the communal plantings or gardens, please notify Wishtower or CPMCL so that arrangements can be made to have them cut back. If they are growing over railings from freeholders' gardens, we respectfully ask that they be cut by the owner or tenant, especially any palms with sharp leaves at eye level.

Monthly "walkabout"

Once a month on a Friday, two of the directors take a 20-minute walk around the Water Feature to identify items that need attention and that might otherwise be overlooked, such as roots lifting pavements, overgrown shrubs, graffiti, signs that need replacing, lifebelt condition and marks that need removing. If any members would like to join them to point out areas of concern, contact the directors to make arrangements (details at the end of the newsletter).

Communication

CPMCL welcomes questions and comments from members. These can be directed to the company or Wishtower. Contact details are 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.

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

Contact details:

CPMCL directors@cpmcl.co.uk

Tel: 07949 268651

Property Managers:

Wishtower Limited
23 Marshall Road
Eastbourne
East Sussex, BN22 9AD

Tel: 01323 312121

Email: info@wishtower.com

Accounts: accounts@wishtower.com

Company Secretary:

Price & Company
30-32 Gildredge Road, Eastbourne,
East Sussex, BN21 4SH

Tel: 01323 639661

Email: NathanCoker@price.co.uk

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