



Columbus Point

(MANAGEMENT COMPANY) LTD

15 AUGUST 2017

INTERIM MEMBERS BULLETIN

WATER FEATURE MATTERS

Constant monitoring of the feature's water consumption highlighted some excessive use in recent months and although some tests and checks had been carried out while the amenity was in full operation, the results were largely inconclusive. On 24 July the decision was made to carry out a full stop (everything off) and soak test. Unfortunately, the next 7 days resulted in serious water loss in the bottom basin (main fountains) of Leg 2. This area has become the focus of extensive tests.

The contractors have started tracing the Leg 2 pipework using CCTV and pressure testing to identify any vulnerable points that could have led to the water loss. Three sections of the path along San Juan Court have been excavated to uncover and reveal pipes and that part of the path is sealed off. Progress is slow but methodical. The investigations to date have eliminated several possible vulnerabilities and tests will continue until any cause has been identified and confirmed. In the meantime, every effort will be made ensure as little inconvenience as possible.

The water feature is almost 15 years old and before handover to the members in 2015 poorly documented work had been carried out by the former contractors, including replacing the pipework surrounding the fountains in Leg 2. Consequently, the original pipework plans are no longer current, so the present problem has given CPMCL and its contractors the opportunity to fully map and understand the pipework in Leg 2.

It is not possible to estimate the cost of the work to trace and identify the fault and the estimated cost of any subsequent repairs. However, when more is known, members will be informed of progress.

Irresponsible and Unsociable behaviour

The excavations and empty fountain section of Leg 2 have attracted some irresponsible and unsociable behaviour.

Small children have been allowed to go into the slippery structure and behind the safety barriers; and one of the barriers was thrown into the uppermost basin of Leg 2.

Members are kindly asked to continue to take a proactive role to warn off individuals behaving unsociably and to advise parents not to allow their children into the structure or to go beyond the barriers.

COMPANY MATTERS

Service Charge

The 2017-18 Service Charge invoice was sent to members at the end of April and should have been settled by 30 May. As of today, 3% of members have not yet settled their service charge.

CPMCL is committed to ensuring all service charges are paid and debt collectors will be instructed to collect arrears. To ensure that members who have paid their invoices in a timely manner do not have to pay for recovery of arrears from members who have not paid, the cost of collection will be added to the arrears. Consequently, if you have not yet paid your service charge invoice and wish to avoid additional charges, you are strongly advised to settle the invoice within 7 days.

AGM

The minutes of the 28 July 2017 AGM will be prepared and issued by Fell Reynolds.

Finally,

An easy to print copy of this bulletin is available on CPMCL's website, www.waterfeature.eu for printing for neighbours without an internet connection and for new owners. To subscribe to the mailing list please email directors@cpmcl.co.uk.

Directors

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