



**Columbus Point**  
(MANAGEMENT COMPANY) LTD

## **Members' Bulletin – 1 September 2015**

### **Starting on a Positive Note**

To mark June 2015's Water Feature handover, Sovereign Harbour Photoclub ran a competition on the theme "Cascades & Fountains". The winner is Carl Slezacek, a South Harbour resident. [Click here to view Carl's winning photographs.](#)

Thanks to SHPC and congratulations to Carl! The SHPC meets on Monday evenings at 7pm in the Sovereign Harbour Yacht Club. New members welcome. Their Facebook page is at: [www.facebook.com/SHPC.UK](http://www.facebook.com/SHPC.UK)

### **1. Maintenance**

South East Pools' (SEP) first maintenance visit was on 9 July, and in the two months since then members will have noticed the discreet but continuous improvement of water quality.

To help to maintain water quality, the fountain timers have been adjusted for maximum efficiency and this month the timers will be appropriately adjusted for the onset of shorter autumn days.

Work continues to resolve problems with the path lighting on Leg 1 (St Kitts/Dominica). The in-pool lights on Leg 2 (central canal) will be dealt with at the same time.

*Those of you who watch Channel 5's Big Brother could be interested to know that Matt and his team at SEP built the show's pool.*

**Even though every endeavour is taken to ensure water quality, the Water Feature is open to the elements and may contain all sorts of undesirables from the odd dead insect to animal faeces and urine. Sodium chloride (bleach) and bromine, which can be damaging to the skin**

and particularly dangerous if swallowed, are used to keep the water clear.

Residents are reminded that the Water Feature was designed as an ornamental amenity for the peaceful enjoyment of all residents; it is not a swimming pool and bathing is not permitted.

In early October the contractors will be carrying out tests on water usage and evaporation rates; this will mean the fountains will be switched off for two weeks.

We ask owners not to approach SEP to report faults. Your point of contact should always be Fell Reynolds.

## **2. Pathways**

Once Persimmon has fulfilled its commitment to repair the pavements on Leg 3, it is proposed to instruct our own contractor to attend to some minor repairs on paths elsewhere around the Water Feature. As part of the agreement to maintain the paths, we are also requesting Urban Jungle to attend to moss and weeds.

## **3. Antisocial behaviour, vandalism and criminal damage**

The perpetrators of a recent spate of antisocial behaviour have been identified. PC Martin Hyland will be taking this further. Antisocial behaviour must be discouraged and CPMCL will seek to obtain restitution for criminal damage wherever and whenever possible.

We take this opportunity to repeat that it is the responsibility of all residents, owners and tenants alike, to report antisocial behaviour, vandalism and criminal damage. Call 101 to report antisocial behaviour, and call 999 to report vandalism and acts of criminal damage.

## **4. Fell Reynolds**

David Browne is your point of contact when you send a message to [management@fellreynolds.com](mailto:management@fellreynolds.com) (01303 228688). All faults and complaints are forwarded to David to record and respond to and David will ensure faults are dealt with in a planned and economical way.

## **5. Conveyancing**

CPMCL's solicitors and conveyancers, Stephen Rimmer LLP, advise that since June they have

dealt with more than 20 conveyances. There has also been a noticeable increase in the value of properties being sold.

This gives us the opportunity to advise that some conveyancers are failing to identify and deal with the conveyancing restrictions that are unique to Sovereign Harbour, and, in particular, CPMCL and the Deed of Covenant for the Water Feature.

If you or your purchaser experience difficulties or delays it is often because of a failure to contact Stephen Rimmer LLP (01323 644222).

**As always**, we take this opportunity to welcome new owners to Columbus Point. If you are receiving this bulletin because a neighbour has given it to you, please let us have your email details so that we can add your email address to our mailing list.

If you have a new neighbour or if you know someone who does not have access to email, please print a copy of this bulletin and pass it to them.

**And lastly**, a reminder that CPMCL now has its own email account - [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk) - please update your Contacts. Mail addressed to the former email address will, of course, be redirected.

For more information about the Water Feature, please go to [www.waterfeature.eu](http://www.waterfeature.eu)

**The Directors, CPMCL**