

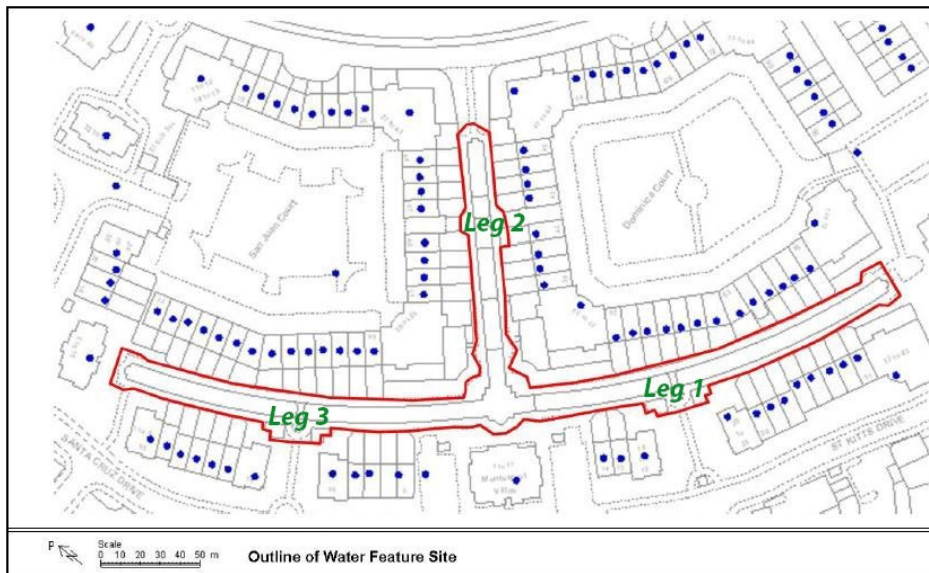


Columbus Point (MANAGEMENT COMPANY) LTD

Water Feature matters

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

Extent of Water Feature



Vacuuming

The Water Feature was fully vacuumed by the contractors on 12, 13 and 14 June.

South East Water - voluntary water use reduction

The Water Feature has a water level sensor which tops up water from the holding tank as and when required. The sensor is set at a level to ensure the most efficient use of water. Water covers the spouts of the jets to suppress how high and wide the water cascades. Unsuppressed, evaporation is likely to be significantly greater.

The contractors have been asked to carry out an impact assessment of changing the settings to reduce the amount of water used and action will be taken accordingly..

Company matters

Annual Service demands

Very shortly, HML will be sending out their final reminders for payment of the annual Water Feature charge, which was due in May.

If you have not received the bill, have not paid it or have not arranged a payment plan, then you need to contact HML and pay the bill this week. To avoid confusion over cheque payments, cheques will be credited to the account only after they have cleared, so that if the penalty charge is unpaid when the cheque clears, it will remain as a debt on the account.

The penalty charge (£102) is only added to the account after the invoice and two reminders have been ignored, and is added to this first "final" and any subsequent reminders. The penalty reflects HML's costs outside of the management agreement for recovering arrears on the company's behalf, and until settled, the company (and its members) have to cover HML's costs.

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

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