



Columbus Point

(MANAGEMENT COMPANY) LTD

Members' Newsletter - 1 May 2026

Company matters

Annual Service Charge demand

The demand has now been issued. The amount due from each property is £338.33. The invoices sent by email will have been received instantly; those sent by post will take a few days to arrive. Please read the Budget and accompanying Notes, so that you understand where your money is being spent in the next 12 months.

Properties that have not settled last year's £14.50 shortfall demand will see that figure added to the amount they are asked to pay. Others have failed to pay penalty charges, and these will also be reflected in the amount due.

The invoice should be paid within 28 days of its receipt. Of course, a few days' leeway will be allowed before a first (free) reminder is sent. Further reminders will include a penalty charge.

Please make sure you follow the payment instructions on the invoice and quote the invoice number or your property address. If making the payment online, use the initials of your road/block if the full address cannot fit in the Reference field.

If you are experiencing financial difficulties paying the charge in full, contact Wishtower immediately to discuss paying the charge in three or four instalments. It should be noted that CPMCL cannot enter into credit arrangements (i.e., payment of the charge over 12 months) and is under no obligation to agree to a payment plan as described above. Neither can the charge be paid by Direct Debit since CPMCL is not a financial institution.

Proposal to increase running times

In last month's newsletter, we reported that we had carried out a detailed investigation into how much costs would increase if the running times were extended during the summer; we also asked for any comments. To our surprise, there were just four replies (out of 369 properties), and all shared the same view: that they do not want to pay more and consequently, they would not want running times to change.

Other matters

The role of Property Managers

The directors have once again seen questions and assumptions regarding the roles, responsibilities, and actions of the company and its directors, and, in particular, the role of the property managers, Wishtower. By way of explanation, and as briefly as possible:

CPMCL is not a residents' association; it is a non-trading company limited by guarantee. This is a type of non-profit organisation that does not engage in commercial activities and is typically set up for social, charitable, or community purposes. In our case, we need property managers to handle the maintenance and management of the Water Feature, ensuring that these assets are well-maintained and used effectively to support our role.

Wishtower assist with budgets, keep financial records, send out invoices, collect charges, chase arrears, and deal with your complaints (as well as many from non-members of the company). They also ensure all safety and insurance issues are addressed and handle contractors, fault reports, and asset recording; they negotiate contracts, issue work orders, receive and pay invoices, contact suppliers, and handle our banking.

Wishtower also keep membership records and, together with the company's solicitors, the company secretary and accountant, issue the Annual Accounts; they refund any surpluses, or, as last year, issue a demand for any shortfall. They have office, staff and other associated costs.

None of these activities can be carried out by the five current directors, and no individual would be prepared to do this work, including overheads (office equipment, postage, telephone costs, electricity, insurance, etc) for anyone for free. Consequently, CPMCL considers Wishtower's charge of £22,500 per annum (no increase on 2025-26) for managing our affairs to be reasonable.

Conveyancing Costs

CPMCL uses Stephen Rimmer to carry out its conveyancing. Rimmers' costs are not passed on to CPMCL members but are paid by each buyer before a conveyance can be completed. CPMCL makes no money from these transactions.

Announcement – retirement of a director

Although the company is in need of at least one more director, Christine Allan has decided that with her approaching 80th birthday and with fourteen years under her belt as a director of CPMCL, 2026 is the year to retire.

As many of you know, Chris has used her experience in industry, telecoms, communication and the law to support CPMCL since moving from the North Harbour in 2013. Her official retirement date will be 1 October, a date selected in order to give the existing team time to organise their activities in a way that will work for them, without her influence.

This would be an ideal time for anyone who wants to help by becoming a director to let us know (details at the end of this 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:

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07949 268651

Property Managers:

Wishtower Limited

23 Marshall Road

Eastbourne

East Sussex, BN22 9AD

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Email: info@wishtower.com

Accounts: accounts@wishtower.com

Company Secretary:

Price & Company

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East Sussex, BN21 4SH

Telephone: 01323 639661

Email: NathanCoker@price.co.uk

***Privacy statement:** We hold names and email addresses purely for the purpose of contacting you with information relevant to Columbus Point (Management Company) Limited and to provide information about their activities. None of your details are passed onto a third party. This information is retained securely.*
