



Columbus Point
(MANAGEMENT COMPANY) LTD

Members' Newsletter - 1 June 2025

Water Feature Matters

Vacuuming

The structure was vacuumed from top to bottom over 3 days from 14 May. Although heavier debris on the base and steps of the feature were picked up in the vacuum's filters, very fine debris (pollen, dust, some sand) are not caught in the filters and ultimately settle back on the steps and base. This is not a failure in the vacuuming process. Being an open-air facility the structure will always pick up dust and debris from the air, especially during windy periods.

Timetable

The Water Feature is now running on its summer schedule. 1 pm to 7 pm daily.

Company Matters

The annual demand went out on 1 May. The Deed of Covenant stipulates that payment must be made within 14 days of receiving the demand, but to conform with usual practice, owners have 30 days to settle the payment (by 1 June). If the payment is not received by then, reminders will be sent. **If the charge remains unpaid, a penalty charge of £90 may be added to the balance due.** This charge represents the costs to the property management company and does not generate a profit for CPMCL. It is therefore in everyone's best interests to pay the charge as soon as the demand arrives.

Since there are over 300 subscribers to this newsletter, all of whom are members of CPMCL, **if you have not received the demand, please contact Wishtower's accounts team at accounts@wishtower.com for a copy urgently.** Do not hope that this will delay your obligation to pay the charge, as it will not.

If you are experiencing difficulties paying the charge in full immediately, contact Wishtower urgently to discuss a payment plan. CPMCL cannot enter into credit agreements.

Where a property is being sold, the charge must be paid in full as normal, since CPMCL, Wishtower and Stephen Rimmer LLP (our solicitors) do not apportion the charge on behalf of buyers/sellers; the seller's conveyancers do this

Unsociable Behaviour

The police continue to look for the two men who were reported for anti-social behaviour by the cauldron at the top of leg 2 last month.

Dog fouling continues to annoy those residents with dogs who do pick up. We want all dog owners/walkers to pick up, using one of the three dual-purpose bins around the Water Feature (by the bridge at Santa Cruz Drive, by the bridge at St Kitts Drive, and at the end of Leg 1 close to the Dominica Court/Martinique Way cul de sac). There are also two bins between Dominica Court and Anguilla Close overlooking the outer harbour.

Change of Property Manager

If you have not already noted this, Wishtower Property Management replaced HML from 1 April.

If you have a Standing Order set up or banking details in favour of HML, the previous property managers, please arrange to delete them immediately.

Wishtower payment details are as follows:

Your Reference – The preference is the invoice number. Alternatively, please use your address. Use abbreviation - AC, DC, GC, MW, MV, SJC, SCD and SKD plus CPWF (shorthand for Columbus Point Water Feature).

Example for 2 St Kitts Drive - 2SKD CPWF

Account Name - Wishtower Ltd Columbus Point Client Account (please note, some banks prefer the account name to be "Wishtower Ltd" only)

Sort Code - 40-20-06

Account No – 83667545

Conveyancing

The updated Conveyancing Guidelines are now available on the company's website. To avoid delays and complications, it is advisable to refer both buyers and agents to the guidelines.

Annual Report

The Company's Annual Report for 2024-25 Financial Year (1 May 2024 to 30 April 2025) has been completed. This is normally with the annual accounts and Annual General Meeting agenda, but - as last year - it may be that there will be no need for an AGM later this year. Therefore, if you would like a copy of the Annual Report now, contact CPMCL

(details at the end of this newsletter). The Annual Accounts will be sent out separately as soon as they are available.

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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Wishtower Limited

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Company Secretary:

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