



## **Members' Newsletter - 1 June 2026**

### **Seasonal problems (unsociable behaviour)**

As always, when the sun comes out the visitors arrive, people seem to be on their worst behaviour, and this leads to the inevitable incidents of unacceptable behaviour in and around the Water Feature.

When this occurs, the best thing to do is to ignore it, but if it is safe to do so, to point out the signs, emphasise the fact that we use chlorine (bleach) to keep the water clean and that dogs and children could become very sick if they ingest the water. The company has third party insurance and there are more than enough safety signs on and around the amenity warning of these dangers.

### **Water feature affairs**

There are some lighting faults open, which should be attended to very shortly. There are no other faults to report.

### **Hosepipe ban**

Currently there is no hosepipe ban, but we repeat that the water feature is not normally affected by such a ban.

The structure has a holding tank containing 25,000 litres of water which comes from the mains. This water is held there until the water level sensor says the levels have dropped. There is another electronic sensor in the tank that tops up from the mains when the level in the tank drops. Both sensors can be disconnected if required in an emergency or if required by order. However, this would, of course, affect the management of the structure and potentially damage the pumps.

### **Join the board**

As stated in last month's newsletter, later this year the number of directors of CPMCL is potentially going to fall to its lowest limit of three and there is a need to recruit at least one owner (but preferably two more owners) to help run the company on behalf of all the owners on Columbus Point. The management team currently comprises, in alphabetical order,

Christine Allan, Kevin Atkins, Alasdair Browne, Linda Fentum and Phil Hunt.

There are two roles to fill, both of which are currently carried out by one director, each of which could take no more than two hours a month.

The first, and most important one, relates to keeping the company's financial affairs tidy (comparing invoices and works orders, approving payments, managing unpaid accounts, keeping a running budget and liaising with the property managers and company accountant); and maintaining the database. The company has mandated how it manages its financial affairs, which have made this a less complicated responsibility than at first appears.

The second role is less onerous, namely maintaining the company's communications – including but not limited to keeping track of movements in the development (related to the deeds of covenant), organising meetings (quarterly), monitoring the company's mailbox and responding to emails. This role currently includes dealing with the newsletter.

With the incumbent resigning from the company in October, the newsletter might fall by the wayside unless a volunteer is willing to take it on. **This could very easily be a non-director activity so if you think you can help but do not want to be a director of the company, please let us know.** The team uses MailChimp; "training" and practical help for this very simple program would always be available, and the company's logos and all the templates would of course be handed over.

No volunteer would be expected to step into these roles immediately or without a prolonged handover. If you think you could spare a couple of hours a month, have the skills and want to know more, please contact Wishtower or the directors themselves (details at the end of this newsletter).

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## 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](http://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.

Directors .

**Columbus Point (Management Company) Limited**

[www.cpmcl.co.uk](http://www.cpmcl.co.uk)

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