



**Columbus Point**  
(MANAGEMENT COMPANY) LTD

## **Members' Newsletter - 1 July 2025**

### **Water feature matters**

#### **Replacement pump**

The replacement pump for the outer ring of jets on the main fountain is expected to be installed during early July.

It is worth noting that none of the pumps feeding the water feature jets and fountains are “off the shelf”; they are manufactured and supplied from Italy, so they are subject to delays beyond our, or our contractors’, control.

#### **Unsociable behaviour**

In spite of the warm period of weather, there have been no serious incidents of unsociable behaviour since the one in May. Overall, while annoying, minor incursions are infrequent, and we experience serious events only once, and rarely twice, a year.

It has been suggested that more warning signs be erected, particularly at the top of leg 2 close to the outer harbour path. The management team has considered whether this would lead to a reduction in unsociable behaviour, but felt that as there are more than enough signs which are deliberately placed where they can be clearly seen, but which are either not being read or are ignored, more signs would serve no valuable purpose.

CPMCL complies with all its legal obligations in respect of safety and insurance.

### **Company matters**

#### **Annual service charge demand**

The free reminder has now been sent to everyone who had not settled the annual service charge demand that went out on 1 May. The next reminder will attract a penalty charge of £75 plus VAT (£90).

#### **Conveyancing delays**

There have been a handful of poorly handled purchases of properties on the development this year.

It is tempting to use low cost conveyancing companies in other parts of the country, who may charge less but do not use qualified or experienced conveyancers. It is important to use solicitors who know and understand the complexities of buying and selling properties in Sovereign Harbour, and, of course, delays and frustration could easily be avoided if sellers referred their buyers to the Conveyancing Guidelines on the company’s website.

Here is a direct link to the Guide:

<https://www.cpmcl.co.uk/docs/ConveyancingGuide0525.pdf>

### **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.



### **Columbus Point (Management Company) Limited**

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