



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

### **Water Feature matters**

#### **Leg 1 (Dominica Court/Martinique Way/St Kitts Drive)**

During August, some problems were identified on leg 1, where the jets and cauldron pumps were cutting out for no apparent reason. Ultimately the cause was isolated and efforts are under way to replace or repair the wind sensor (anemometer) electronic system that was responsible.

In the meantime, during very windy weather (25kph+), where the sensor would normally close off the pumps, they will continue to run and in extreme wind water may be blown onto the paths.

#### **Vacuumping**

Leg 3 (San Juan Court/Santa Cruz Drive) will be vacuumed on 23 September.

In view of the pressure on the budget caused by the increased energy costs, the board is taking a cautious view on any non-essential expenditure. Consequently, while all three legs would normally have been cleaned, Leg 3 was selected because it is by far the most in need of a thorough cleaning.

Please note that vacuuming will not remove fine/very light dust and debris in the water, but will remove larger particles through fine net filters. Fine debris will ultimately settle onto the steps and base of the structure, but this does not reflect on the quality of the vacuuming process.

### **Company Matters**

#### **Arrears**

There remains the sum of around £8,650 outstanding in respect of the annual management and maintenance charge for the year commencing 1 May 2025 to 30 April 2026. Properties currently in arrears will be hearing from Debt Collectors in the very near future.

CPMCL has made every effort to give our members additional opportunities to pay the charge, sending several reminders and in some cases agreeing to deferred and delayed payments. However, we have been clear that if the demand and subsequent reminders are ignored, past a certain point the matter must go to a professional debt collection agency.

#### **Health & Safety**

With the warm weather it seems that more and more visitors stop by the water feature, taking babies, children and dogs with them. However, many seem to ignore the warning signs about chemicals in the water and keeping children within their eyesight in case there is an accident.

In case they do not understand what chlorine is, the chlorine used to keep the water clean is bleach, which could make children and dogs sick if ingested.

Whenever appropriate it is worth keeping a discreet eye on any children who do not appear to have an adult nearby.

### **Unsociable Behaviour**

The Water Feature is owned by all 369 properties surrounding it. It is therefore in everyone's interest to be aware and to do whatever they can do when unsociable and unsafe behaviour occurs.

If you see people deliberately discarding rubbish in or around the structure, and if the opportunity arises and the situation warrants it, it is worth pointing out that the facility is privately owned and paid for, and removal of rubbish has to be paid for by the owners; and to point to the nearest of the three dual purpose rubbish bins (Leg 1 by the cauldron, and by the bridge to St Kitts Drive, Leg 3 between 16 and 18 Santa Cruz Drive). There are also two bins on the outer harbour path between Dominica Court and Anguilla Close.

If you see dog poo bags, cans or bottles on the paths, on the lawns or floating within reach in the Water Feature, and if you can, please remove them and put them in the nearest bin. Scoops are available to remove other items such as dog balls that accidentally end up in the water (locations upon request).

On one side of Monserrat Villas, a very expensive palm with a large root ball has been destroyed as a result of both adults, including residents, and children walking through the shrubs surrounding the Water Feature. The damage caused by people taking shortcuts through the shrubs reflects poorly on the development, the Water Feature management and the team of gardeners appointed by both CPMCL and Eaves.

If you see people taking shortcuts through the gardens, and if it is safe to do so, point them to the paths leading to the bridges, specifically between 16 and 18 Santa Cruz Drive and by the green hut on St Kitts Drive.

### **Eaves Property Management**

CPMCL manages and maintains the Water Feature on behalf of the 369 properties in the Columbus Point development. The 369 properties also own the freehold footprint of the Water Feature and its paths. Wishtower Limited act as CPMCL's property managers.

Eaves manage the estate on behalf of the main freeholder, Acent Investments Limited (formerly Qdime Limited). Eaves also act as property manager for Acent Investments in respect of ground rent and annual service charges and maintenance for the blocks of flats and maisonettes Acent Investments own. Matters related to communal facilities, lifts, bins, cleaning, the courtyards and gardens, and removal of weeds, should be referred to Eaves, and not to CPMCL.

### **Communication**

Our complaints procedure is simple: contact us and we will respond as quickly, as politely and as accurately as possible.

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**

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

**Contact details:**

**CPMCL**

Email: [directors@cpmcl.co.uk](mailto:directors@cpmcl.co.uk)

Telephone: 07949 268651

**Property Managers:**

Wishtower Limited

23 Marshall Road

Eastbourne

East Sussex, BN22 9AD

Telephone: 01323 312121

Email: [info@wishtower.com](mailto:info@wishtower.com)

Accounts: [accounts@wishtower.com](mailto:accounts@wishtower.com)

**Company Secretary:**

Price & Company

30-32 Gildredge Road, Eastbourne,

East Sussex, BN21 4SH

Telephone: 01323 639661

Email: [NathanCoker@price.co.uk](mailto: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.