



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

### **Water Feature Matters**

#### **Lighting Leg 2**

Please let us know when you spot any lighting faults. A run of lights on the San Juan Court side of Leg 2 (Dominica Court/San Juan Court) has been out for a while. The electrician will attend to the lights shortly, and may have done so by the time this newsletter goes out. In the meantime, but in any case during the winter, take care walking around the amenity and take a torch if you can. In any case during the winter, take care walking around the amenity and take a torch if you can.

#### **Cost of Lighting**

All the lights in and around the water feature are low energy LEDs, and have been since before handover took place in 2015. We have calculated that the cost per property per year for both path and in-pool lighting is £1.41.

The path lights are on light sensors, and comply with Health & Safety regulations. They automatically come on when it gets dark for any reason (e.g. storms), and go off when it gets light. The in-pool lights are on timers, set to come on at around sunset and go off at midnight.

#### **Pump Tech Room E**

A filtration pump in Tech Room E (outside 18 Santa Cruz Drive) has failed and has been turned off. This will not affect the day to day running of leg 3 for the time being but a replacement pump, coming from Italy, may take up to six weeks to be delivered.

#### **Works in December**

On Tuesday, 9 December our main contractor will clean the filtration units in all five tech rooms. The glass pellet media in the units filter the water and collect fine debris which needs to be washed out ("backwashing") every four to six months. This may mean safety cones will close off parts of the paths at times.

#### **Health & Safety**

Winter and unpleasant weather typically lead to an increase in dog fouling around the Water Feature and dog owners not picking up their mess. There are three dual purpose bins on the paths, and no excuse for them not being used.

#### **Bins**

After some complaints, we are now investigating the cost of replacing the existing badly rusted, unpleasant looking bins in the 2026-27 financial year. EBC is unable to fund this project but have referred us to suppliers who may offer discounts if we buy more than one bin. The cost of replacing all three with a fairly decent type of bin could be anywhere between £1,400 and £1,800 including installation costs but excluding VAT

**No decision is being made yet.** More information is available upon request, and if members have any views they want to share about this – for or against – please let us have your opinions and reasons.

## Company Matters

### Recruitment of New Board Members

We would still like to hear from volunteers interested in joining the board of directors of CPMCL. Any CPMCL member who believes they can contribute and assist in the day to day management activities of the directors should get in touch. A job spec is available upon request.

### Wishtower Limited

Wishtower are CPMCL's property managers. One of their many responsibilities is to field complaints and questions from owners - "members of CPMCL" (and some from non-owners). Sometimes the calls they receive are or become unpleasant. This is unacceptable. Please note that all calls to their offices are recorded.

### 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

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

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