

CHMCL Update

March 2011

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*Let us know your money
saving and/or
investment suggestions*

*Please ensure that your
service charge
payments are going to
the correct account*

Welcome

Welcome to the March 2011 edition of the CHMCL Update.

Thank you to everyone who took the trouble to write and ask what happened to the February edition. The Directors were unable to meet in February therefore a decision was taken not to issue the Update.

It is great to see the snowdrops and daffodils emerging and bringing some colour to the Estate after a very cold and snowy winter.

Budget Review

Steve Exton and the Directors will shortly be commencing a reviewing of Hall and Grounds budgets (and therefore the service charge costs) for the forthcoming financial year from 1st July 2011 to 30th June 2012.

As always, the Directors will be looking to manage costs closely whilst ensuring that the management company is meeting all of its statutory and contractual obligations with key stakeholders such as the Hall & Grounds freeholders, local council and English Heritage.

The Directors value any suggestions that Residents have for saving money or proposals for investments in improving areas of the Grounds and would ask that you send them to Steve Exton by 25th March 2011.

CHMCL Finances

If you have not done so already, please ensure that your service charge payments are going to the new CHMCL bank account (Sort Code 30-92-15, Account No. 14018360, Account Name – Coleorton Hall Management Services Ltd).

Reminder – Please remember that the option to pay services charges monthly ceases with effect from 1st July 2011.

General Estate News

Tree & Rabbit Wire Removal

You may have noticed that there has been a programme of tree and rabbit wire removal going on in some areas of the Grounds. The thinning of the new plantations and the removal of the rabbit wire was a recommendation by our Forestry Commission advisor. The work is still very much "in progress" but will lead to a much healthier mixture of woodland in the medium to long term.

Pond Overflow System

Work on the pond overflow system is nearly completed. Bloor Homes contractor will be visiting the site this week to tarmac the trench that had to be dug across the main drive. Bloor will also return once the ground is drier to re-grade the ground in the woods.

Health & Safety

A regular review of the woods revealed a large crack right through the trunk of a large tree near the Gardeners Cottages therefore it has been felled. Another tree will be taken down near the bridge in the coming weeks due to the same problem.

If you are aware of any potential hazards around the Estate, or have been involved in / witnessed a near miss, please report it to Steve Exton as this helps Directors build up a health & safety log.

Road Repairs to Main Entrance

LCC have made the final road repair at the junction of the Estate and the A512. They will be back to re-instate the white lines when funds become available.

A512 Road Safety

Cllr Nick Rushton and Andrew Lorimer from LCC Highways Division visited the Estate on 2nd March to discuss the proposals put forward by Sean McDonald (17 Lavender Walk) to help address safety issues when exiting and entering the Estate.

LCC are to undertake a set of detailed investigations and report back by the end of April with their own proposals.

Sean would like to thank everyone who responded to his email for their support and suggestions.

Moss Spraying

Bloomin Gardens will be spraying pavements etc in the coming weeks to kill off the moss that has grown over the autumn & winter. The work cannot be started until we have drier conditions therefore please do take care when you are walking around the Estate and be aware of any risk of slippage.

Oval Driveway

20 tonnes of gravel have been spread around the oval driveway to replenish the surface. Bloomin Gardens will regularly rake the surface to maintain the even distribution.

*Please help us by
reporting any hazards
or near misses*

Hall News

Hall Re-Decorating Programme

After a robust competitive tender process, J R Allen & Sons have been selected to undertake the Hall re-decorating programme. The contract has now been signed by the Directors and work is expected to start at the end of April if the weather turns a bit warmer in the meantime. Temperature is important for using the conversation product that NWLDC have approved for filling joints and rotting wood etc.

A detailed work plan can be obtained from Steve Exton on request.

Hall Heat Meters

Energy Switch2 need to re-balance the heating / hot water system to ensure maximum energy efficiency. Steve Exton will require access to all apartments in order for this work to be completed. Current estimate is that the work will take place on 5th and 6th April.

Hall Fire Alarm Systems

This work is ongoing. The listed planning application has been submitted and we are now awaiting a response.

Have your say...

We welcome any ideas, suggestions or feedback that Residents would like to provide.

Steve Exton holds a Managing Agent surgery on the last Monday of each month in order to allow Residents to present issues, concerns, ideas and general feedback (positive included!!)

You can also send your thoughts to Steve via email, or speak to one of the Directors when you see us around the Estate, or via the Directors email address.

*We want your
feedback and
comments*

Useful Contact Details

CHMCL Directors (directors@coleortonhall.org.uk)

Dylan Jenkins, Tim Reynolds, Raj Ragnor, Steve Westby, Jill MacLauchlan, Vivien Hammond, Sean McDonald

Directors meetings are held on the first Friday of each month. If you wish to add anything to the agenda, please contact Steve Exton.

Managing Agent

(managingagent@coleortonhall.org.uk)

Steve Exton – 01530 413294

Managing Agent Surgery held on the last Monday of each month. In Coleorton Hall Please call or email 48 hours in advance if you wish to attend.

Coleorton Hall Website (www.coleortonhall.org.uk)

The website contains a number of useful documents. Some of the documents are encrypted. Instructions for how to decrypt files have been circulated previously, but if you need a reminder, please contact Tim Reynolds or Steve Exton.

Comments / feedback on this publication

We would appreciate your thoughts on the usefulness of this document and any suggestions that you have for additional information or content that should be contained in future issues. Please send your comments to Sean McDonald – sean.mcdonald@hotmail.co.uk