

QUEENSWOOD MANAGEMENT ASSOCIATION NEWSLETTER

Issue 3, July 2004

Wildlife

BATS

As a number of you will already know, one or two colonies of bats have decided to take up residence in Queenswood Gardens. In some cases, the bats have taken to invading individual flats.

What you might not know is that all British bats are protected species. It's illegal to interfere with them, especially when they are roosting. The maximum penalty is a £5,000 fine and six months' imprisonment. This means that our options on how to deal with the bats are very limited indeed.



We've been in touch with English Nature and the Bat Conservation Trust. They're working with us on how we can encourage the bats to choose a more suitable place away from here to roost, so that they don't cause inconvenience to residents. Please bear with us.

RATS

Our campaign of rat-baiting earlier this year resulted in a very noticeable decline in the numbers of rats and other rodents seen around Queenswood Gardens.

Unfortunately, there has been an increase in their numbers recently. We are going back to the London Borough of Redbridge for more assistance with this matter.

However, it seems that part of the problem is that rats and other rodents have found a plentiful supply of food here that encourages them to stay. Mostly, this is food that has been put out for the birds.

To deter the rats, etc., we ask you **not** to put bird food out on the ground. Sorry, birds!

Good Housekeeping

You'll no doubt be pleased to hear that your quarterly charges will not be increased for the present financial year, unless there is a significant change in circumstances.

Hull & Co. – our managing agents – have advised us that their fees will remain at the 2003/2004 levels.



In addition, N. P. Jones (*aka* Nigel, our gardener) and K. C. Wall, the window cleaners, have also confirmed to us that they will not be increasing their charges.

QMA Board

Board members and their block responsibilities are:

- Block A – Kim Crosby (Flat 83)
- Block B – John McElarney (Flat 75)
- Block C – Griff Griffith (Flat 105)
- Block D – Patrick Kennedy (Flat 7)
- Block E – Pauline Thurman (Flat 137)
- Block – Len Kerridge (Flat 135)

In the Pipeline

INTERNAL DECORATIONS

The start date for this project has had to be put back, due to unforeseen circumstances. It is now scheduled to start on Tuesday 31 August.



If you are one of the handful of owners who has yet to make your payment for this work, please make sure your cheque is sent to Hull & Co. as soon as possible.

BUILDING MAINTENANCE

The annual survey of each block's drains and roofs has been completed. The final report is awaited, so that we can discuss what work needs to be done to maintain their integrity.

We anticipate that some expenditure from our reserves will be needed to make sure all blocks' drains and roofs are kept at an acceptable standard. There may be a need for immediate attention in some areas – other items may be held over to match the availability of funds.

BOUNDARY FENCES

The boundary fences have been surveyed. In conjunction with Hull & Co., we are now looking at what needs to be done. Again, work will be prioritised in line with available funding.

"We're a small community - let's be proud of it"

Change of Company Secretary & Registered Office

Beverley Hasler, who has been your diligent company secretary for the past few years, has given up the position due to pressure of work. In addition to her job as a veterinary nurse, Bev also runs her own charity for cats – Nine Lives – and has been accepted by Southampton University to study for a Master’s degree. Our best wishes go to Bev for all that she has done and we wish her well in her studies.

Griff Griffith has been appointed company secretary, and our registered office has been changed to: 164 Cranbrook Road, Ilford, Essex, IG1 4NR

Make a Difference

We’re always on the lookout for people to help us. At the forthcoming Annual General Meeting, two of our directors will be retiring, as required under the company’s Memorandum and Articles of Association. Whilst we hope that they will both be standing for re-election, we do have a vacancy on the board for one more director.

If you would like to be involved in managing the company, and you have skills and expertise to offer, please let us know. Better still, write to us stating your interest in standing for election to the board – you need to be proposed by another shareholder – and let us have a brief biography spelling out what you have to offer. We can then make sure your name gets onto the ballot at the AGM.

Watch out, there’s a thief about!

A number of instances of petty – and not so petty – thefts have been reported lately. These have included, would you believe it, some stones from each of the rockeries.

Please make sure that you take precautions to safeguard your own property. Don’t leave tempting objects in your car for the opportunist thief to steal. If you see suspicious people around, notify the police

Neighbourhood Watch

Although we’ve had no responses to our request in the last newsletter for a co-ordinator, we have started the ball rolling in investigating if we can set up our own Neighbourhood Watch scheme, or join in with another local one.

Household Refuse

Some residents are still leaving large household items in the bin-storage areas – or worse, outside on the pavement. Redbridge’s refuse disposal contractors will not take these items away with ordinary household waste. If you need to get rid of such items, please call Redbridge Council on 020 8554 5000 to arrange for disposal – it will only cost you around £12 - £15.

Road-sweeping

We’ve asked Redbridge Council to sweep our roads more frequently. This has already started and should now happen about once a month.

Covenants

A copy of the covenants relating to your lease is attached. We’d like to draw your attention especially to clauses 2, 5, 8, 10, 12 and 13.

Emergency Locksmith

A fellow resident was so impressed with Omega 24-Hour Mobile Locksmiths that he asked us to put their number in the newsletter. We’re happy to oblige – it’s 07890 969051. *(This does not signify any endorsement of Omega by QMA Ltd; the company takes no responsibility for the quality of services provided by Omega. You are free to use any service provider that you choose.)*

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We Value Your Comments

If you have any constructive ideas or comments about this newsletter, or what’s going on at Queenswood Gardens generally, please don’t hesitate to let one of us know.

All we ask is that you put your thoughts on paper; it will make it easier for your ideas to be distributed to board members for consideration at our meetings, and it will also ensure that we don’t forget your comments – we’re only human!

Garden Styles

We have recently been thinking about the style of our gardens. It has long been the company’s policy to follow a “low maintenance, low cost” approach.

This means that we currently have a mix of mostly perennials and shrubs. Many of you have commented on how nice they look, and we’re gratified to get feedback from prospective new owners, too, on how good the gardens look.

However, we know that the present style is not to everyone’s taste. So we’re asking for your thoughts on whether we should carry on with the present approach, or if you would prefer a (possibly) more colourful approach with more annual plants and flower beds – at an increased cost to residents, of course.

Please do let us hear from you – we want the gardens to reflect what the majority of you want.

Hanging Baskets

On the subject of plants and flowers, you will have noticed that each of the blocks has a hanging basket at its main entrance.



They were prepared and donated by Nigel, our gardener. A big “Thank you, Nigel”, from all of us at Queenswood Gardens.

“We’re a small community - let’s be proud of it”