

QUEENSWOOD MANAGEMENT ASSOCIATION NEWSLETTER

Issue 1, October 2003

Gardener's World

You'll be pleased to hear that we've agreed terms with Nigel Jones for him to carry on as our gardener. We're sure that all residents appreciate Nigel's hard work and we look forward to continuing the Association's good working relationship with him.

A number of residents have taken a special interest in the gardens and have put a lot of their own time and energy into them. The board greatly appreciates their efforts and hopes that they will keep up their interest over the coming months and years.

To avoid disputes arising between residents, anyone wishing to add, remove or transplant any plants in the gardens should first get approval from Nigel.

He will work with Len Kerridge to ensure that any such activities are in line with the Association's guidelines, to make sure that the gardens retain their appeal to all residents, while retaining a "low maintenance" approach.



Trees

The growing season is now drawing to a close and it is time to make plans for their maintenance. We have contacted an external contractor to do all necessary pruning in February next year.

Rodents

There has been an influx of rodents – mainly rats – into the Aldersbrook area over the past few months. This seems to be the result of damage to a number of sewer pipes elsewhere – those of you who drive will know about this damage because of the disruption caused by repairs.

Please watch out for rats and other rodents around – or even in – your block, and contact Hull & Co., or a board member if you see any. We have notified the appropriate people at the London Borough of Redbridge, but we must all remain vigilant if we are not to be overrun.

QMA Board

The members of your board for the year 2003/2004 are:

- John McElarney (Chair – flat 75)
- Kim Crosby (Treasurer – flat 83)
- Griff Griffith (Flat 105)
- Patrick Kennedy (Flat 7)
- Len Kerridge (Flat 135)
- Pauline Thurman (Flat 137)

Regrettably, Roz Greene, our previous chair, resigned from the board shortly after the AGM.

Work in the Pipeline

INTERNAL DECORATIONS

Hull & Co. have now drawn up specifications for the internal decoration of all six blocks. Quotations will be sought from qualified decorators. We anticipate that the work will commence in late spring 2004, with completion estimated for summer 2004.

New internal lights for the remaining five blocks that have yet to have their lights replaced have now been purchased – at a saving of nearly 50% off the original price. These will be fitted before the decoration work starts.

Once the decoration is complete, we will be getting all of the carpets and corridors professionally cleaned.

DUSTBINS

Because of a change in the London Borough of Redbridge's bin loading systems, we need to get new dustbins. This will require some changes to be made to the bin storage areas.

Refurbishment of the storage areas to accommodate the new bins will be starting in November, and the new bins will be arriving around the same time.

BLOCK F – BIN STORAGE AREA

You might have noticed that a vehicle has damaged the block F bin storage area. Repairs are in hand, but in the meantime please don't park too close to the wall, as it is not very stable and could fall on your car. *And please, please, please make sure that your children keep well away from it when they're playing.*

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

Car Parking

The car park security light that serves block A is now working, after being out of order for around 18 months.

We are working towards getting all abandoned cars removed. The sharp-eyed will have spotted that a couple have already gone. The ongoing focus of our activity will be on damaged and illegally parked vehicles.

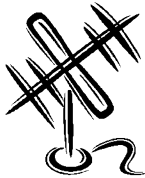
The parking permit scheme is under review, to see if it can be made to work effectively.

Television Reception

We know that those of us who use the communal aerials for our TV reception are experiencing severe difficulties. It is something that we are looking at urgently.

Problems that affect reception include the new developments at Canary Wharf that have caused interference to the TV signal; the existing aerial systems, which are becoming physically unserviceable; and with the anticipated switch-over from analogue to digital transmission, they may not be able to handle the new signals anyway.

We are looking at all of our options and will keep you informed of progress.



Your Skills Could Save Us Money

We're always on the lookout for ways to keep our maintenance costs down.

If you have any skills and qualifications that you can offer to your fellow residents through the QMA, please drop a note with details to a board member or to Hull & Co.



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!

Disposal of Household Rubbish

We'd like to remind you that that the communal rubbish bins are for ordinary household rubbish only. Redbridge's waste contractors will not take items that are not household waste, and they won't take any items that aren't in the bins.

If you need to get rid of heavy items – furniture, large domestic appliances, carpets, kitchen cupboards, baths, sink units and the like – then you need to make your own arrangements to have them taken away to a suitable waste disposal facility, such as those operated by the London Borough of Redbridge.

The London Borough of Redbridge can collect large items for disposal at very reasonable charges. Contact them on 020 8554 5000 for a quotation and to schedule a pick-up.

Replacement Windows

If you intend to change the windows in your flat, please remember that they need to be a similar pattern to the standard windows fitted in all the blocks. You *MUST* get approval from the managing agents, Hull & Co., before any work is done – this will save you from the considerable expense of changing them again if they are found to be incompatible after installation.

Lessees' Covenants

And on the subjects of lessees' obligations, a copy of the covenants that apply to all occupiers – whether you are the leaseholder of your flat or rent it from the leaseholder – is attached to this newsletter for your information. If you need additional copies of the covenants, please contact a board member or Hull and Co. Their address is 164 Cranbrook Road, Ilford, Essex, IG1 4NR – their phone number is 020 8518 0131.

Freehold Purchase

Please support Queenswood Gardens Ltd in their efforts to purchase the freehold – this is very much to the advantage of residents and is fully supported by your board.

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Remember, your home starts at the front entrance to Queenswood Gardens.

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