

QUEENSWOOD MANAGEMENT ASSOCIATION NEWSLETTER

Issue 6, September 2005

Gardener's World

We have recently uncovered some minor problems with site drainage. One of these concerns drainage around the Block D dustbin shed.

To address this, we need to install a new soak-away. As part of the work involved, it will be necessary to remodel some of the surrounding garden. As far as possible, existing plants will be carefully removed and replanted. The area around the new soak-away will be turfed and one or more trees planted, together with a low hedgerow.



Rodents

These continue to be a problem, despite a vigorous rat-baiting programme. The situation is not helped by those very few residents who continue to put food out on the ground for the birds.

In at least one case, residents have been seen throwing their food waste out of their windows onto the grass. Not only is this a health hazard, but it is also a breach of the terms of the lease.

If you are one of these residents, please stop it immediately, or further action will be taken.

Zero Tolerance for Vandalism

Petty vandalism has been a growing problem over the past few months. For example, graffiti has been daubed on newly-decorated interior walls, electrical fittings have been damaged beyond repair, and bottles have been thrown over the fence at neighbours in surrounding streets.



We have a zero-tolerance attitude towards vandalism of any type. Action will be taken against any identified perpetrators and the police will be informed as and when necessary.

QMA Board

Those directors who stood for election at the AGM were all re-elected. 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 – Bob Haswell (Flat 19)
- Block E – Pauline Thurman (Flat 137)
- Block F – Len Kerridge (Flat 135)

Work in the Pipeline

ROOF REPAIRS

As discussed at the Annual General Meeting, the roof survey identified a number of repairs that need to be carried out. Some of these will be commenced before the end of this year. The remainder should be completed early next year.

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SATELLITE TELEVISION

You might have heard of the government's plans for the transition from analogue to digital television. As part of the plan, both Sky and BBC/ITV have announced plans for subscription-free satellite services (Sky's is already up and running although there has been little publicity about it). We are actively investigating the installation of estate-wide satellite TV reception and distribution systems. We are in discussions with a service provider regarding installation of the necessary infrastructure.

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DAMAGE PREVENTION

As mentioned in an earlier newsletter, steel bollards are going to be erected by the Block F bin-storage shed, garage block end-walls and some other sites to protect them against damage from reversing vehicles, etc.

The bollards have now been purchased, and they should be erected within the next six to eight weeks. Please note that they are filled with concrete and will be embedded in concrete, too. They will certainly be much stronger than your car – if you hit them your car will come off worst.

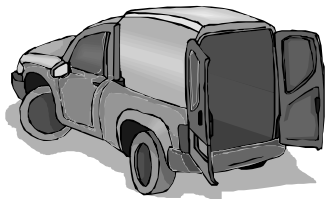
"We're a small community - let's be proud of it"

Consent for Structural Work

Please remember that any structural changes to your flat require prior permission. This includes replacing windows. If you do not get permission first, you might be required to replace any unacceptable windows, at your own expense.

Fly-Tipping

As a number of residents have noted, we have been the victims of fly-tipping again. A large quantity of waste was dumped in the parking area near the main entrance. We (which means you, as it comes out of your maintenance charges) have again had to pay out a substantial sum to get the waste removed.



Please be vigilant and report any fly-tipping that you see to Hull & Company – with the offending vehicle's registration number if you can safely make a note of it.

Games

You are reminded that ball games of any type are not permitted within Queenswood Gardens. Your lease specifically excludes the playing of ANY games on the grassed areas.

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Breaches of Your Lease

Breaches of your lease do matter, especially when it comes to selling your flat. Recently, some sales have been delayed, the asking price has had to be reduced, or sales have actually fallen through because the covenants in the lease have been broken.

If you need a copy of the covenants to remind yourself of your commitments, please drop a line to Griff Griffith at 105.

Car Parking

We all know that parking can be a problem, with too few spaces for too many cars. Once again, you are reminded that your lease only permits one private car to be parked on the estate per flat.

When you do park, please take care *how* you park. A car parked on the pavement can cause an obstruction to pedestrians. This is particularly annoying for disabled residents who need easy and unrestricted access to pavements. It can also damage the paving stones, resulting in costs to the company – and thus to residents – for repairs.

Parking on pavements, especially on bends, can also cause an obstruction to other traffic. Recently, a vehicle parked on the pavement on a corner obstructed a fire engine on an emergency call.

The London Fire Brigade has advised us that, if a badly-parked car causes an obstruction when they are attending an emergency, they will remove it by whatever means necessary – including shunting it out of their way with a fire engine.

Neither the LFB nor the company will be held responsible for any damage caused. If it is your car that causes the obstruction and other cars are damaged by yours being knocked into them, their owners may hold you responsible.

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Registered office: 164 Cranbrook Road, Ilford, Essex, IG1 4NR
Editor: Griff Griffith

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!

Noise Nuisance

Noise continues to be a problem. It is probably the main cause of complaints from residents. Please be considerate and socially aware in any activities that may cause disturbance to fellow residents.

If you have a problem with noise, it is always best to try to resolve any problem directly with the person causing the noise. However, if this proves unsuccessful, you might wish to take it up with the LBR Noise Control team. They can be contacted on 020 8708 5716 during weekdays and Saturday mornings. They also have an out-of-hours investigation team that can be contacted on 020 8478 4679.

Household Waste Disposal

Please use all the bins in your dustbin shed when disposing of your household rubbish. If the bin nearest the door is full, use one of the others – don't try to overload the first one.

When disposing of liquid waste, please be careful when you are carrying it to the bins, and don't let the waste drip on to the carpets or the stairs. Thanks in advance for your co-operation.

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Large Household Rubbish

The London Borough of Redbridge (LBR) will collect large items for disposal at very reasonable charges (which are reduced for senior citizens). Contact them on 020 8554 5000 for a quotation and to schedule a collection.

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