



## **BRAYBANK ESTATE**

### **October 2013 Newsletter**

#### **Groundsman availability**

If you need to speak to Harold during the day please either find him in the grounds or telephone him on the estate mobile. Please do not knock on the Lodge door if the notice is up on the door saying he is in the grounds. It is unfair to disturb Julie in this way as she is not our employee.

#### **Braybank Website**

The website we have is run on our behalf to allow Braybank events to be recorded and to post appropriate statutory notices. It is however viewed by very few. This may be simply that you do not know it is there and for anyone who has been to the summer buffet snapshots of the day are put there and you may appear. The site address is <http://www.braybank.info/home.html> pages are protected -the home page explains how to obtain access.

#### **Contractors working on site**

The recent letter regarding contractors working on site was not accurate so this opportunity is taken to remind all of the following extract from the estate Guidance booklet. No noise should be heard from workmen or machinery before 9.00am or after 6.00 pm Monday to Friday and Saturday mornings 9.00 am till 12.00 noon. The Lease forbids carrying out works in the common areas - please use your garage for power saws, etc. rather than the open spaces around the front door to the apartment blocks. It is particularly important that potentially dangerous equipment/tools are never left unattended at any time as these are a serious safety hazard to children and residents. Contractors' vans and commercial vehicles generally, should not be parked in Braybank and never overnight. The full guidance on alterations, etc. can be downloaded via the website section 'About'.

#### **Gate installation**

The gates are now up and running in their final mode and the function seems to be very effective. The final piece of painting remains, until any final adjustment are made to the gates to ensure the final coat is not damaged. A recent visit by a local estate agent suggested that their installation may have enhanced the property values by up to £25,000.

#### **Christmas Carols**

The last two years we have had a very successful evening of carols around the Christmas tree and would like this to continue. So that you can ensure you are free please put Wednesday 18<sup>th</sup> December in your diary now.



#### **Budget 2014**

Finally for leaseholders only a draft budget for 2014 is attached, this will be ratified by the board shortly.