



Braybank Estates Limited Newsletter August 2016

Gate operation

A recent incident at the gates has highlighted that not all residents are aware of the manner in which they operate, which is outlined below

6.00 am until 6.0pm the gates will open automatically as a vehicle approaches from either direction.

6.00pm until 10.00pm the gates will open automatically on **exit only**.

All other times the gates will need to be opened by one of the following methods.

Use of a remote control (some spares are available from our Porter at £50 each).

Putting in the code of **2605** in the outside right hand pillar control.

Or a visitor dialling a property number where a telephone number is programmed (the cost to change varies so please check with Michael Flanders).

Balconies

Now that the external decoration has been completed we are lucky enough to have an estate looking its best again. This is however compromised from time to time by the action of a few. Please refrain from hanging washing over balcony rails or leaving washing to dry on dryers outside. Whilst we wish everyone to enjoy their balcony it must not be at the cost of Braybank's appearance so please consider what you do before putting things on the balconies. Thank you.

Parking

Our external decoration and roof work is now over and the Board is grateful for everyone's co-operation during this time. Parking has been tight particularly on the East side of the estate but this will improve as the contractors leave site, there is no longer a need to park fully on the pavement.

The Board would however like to re-iterate two points. Parking outside of the electricity sub-station is allowed but only if the car can be moved at any time as the electricity authorities may need access at any time and at short notice. It is also against the Landlord's regulations to allow others to park here whilst they or you are on holiday this is a nuisance to all.

Garage and storerooms

The Board has received some complaints about garage doors being left open during the day and would be grateful if all doors are kept shut except when entering or leaving the garage or working inside it. Some doors do not close well and if left inadequately secured will tempt opportunist thieves so please ensure yours is secure. After the break in to storerooms earlier this year some residents have improved the quality of the lock on the storeroom door which is advisable, refer to Michael Flanders for advice.

Mooring

We are pleased to see more boats moored at Braybank and at present the board is looking at ways to have the channel cleared of weed and also to keep the geese off the hard without causing an eyesore. There may be some trials in the short term.

We would like to remind boat owners that mooring of boats overnight on the hard requires permission and if used for entertaining this should be discrete and always finish by 11.00pm. The island does belong to Braybank but if you do access the island you must be aware that there are wild mink there, which bite, and some trees may be precarious as our programme to make things safer is a long one.

Summer Buffet

A very successful summer buffet was attended by over sixty residents and friends with live music and sunny weather. A big thank you to all involved in the preparation and work on the day. A few glasses remain unclaimed so if yours do get in touch. Also make a note to keep the evening of Tuesday 20th December free for Carols around the Christmas tree.