



## [Braybank Estates Limited Newsletter February 2017](#)

### [Damp and water penetration](#)

Some residents have reported damp within their apartment or house and in particular condensation. This is a natural occurrence and the best and most effective way to stop it is to keep the residence well aired and heated. The vents' at the top of windows are there for just that reason and should ideally be left open. If needed a window can be left slightly ajar. There are many proprietary water dehumidifiers which a number of other residents have found to be effective too. These are the easiest remedies. It is most unlikely to be caused by a building defect.

### [Parking](#)

We all know that parking is limited at Braybank so please could we all obey a few simple rules. If you have a garage and can park in it or outside it please do so particularly all houses and apartments 11/22 and 57/62. A neighbour may have an unused garage so please liaise with them and park outside it, if you can. This will leave the entrance area and circle free to relieve pressure elsewhere: walking a few yards could make life much easier for others. It will also avoid the need for some to park on pavements, in particular on the corner where we now have a yellow line as a reminder. Parking wholly on the path forces pedestrians onto the road and damages more path than is necessary so please avoid this.

### [Managing Agents changes](#)

Last year Encore bought out the old John Mortimer Property Management Ltd and has subsequently changed its operating name to J M Estates which is how you see all correspondence headed from now onwards. Also had a change from Ian Johns to Mark Green as our local manager but at the end of last year Mark Green also moved on. Any matters concerning your property should be raised with the agents and the person now responsible for Braybank is Maria Bevan. Her contact details are 01344 823650 [maria.bevan@jmestates.co.uk](mailto:maria.bevan@jmestates.co.uk)

### [Breaches of Lease](#)

The Lease all shareholders have been granted is quite specific as to the rights and responsibilities of both Lessor and Lessee. The most common breaches of the lease relate to work undertaken upon a property without permission, which is always required in advance, even if it is only drilling a hole into the main structure of the building. The second most common is late or non payment of maintenance charge. The Lease is quite clear that these charges are payable on or before **1<sup>st</sup> January and 1<sup>st</sup> July**. Even one day late is a breach of the Lease. All shareholders should be aware that if any monies are owed to Braybank Estates Ltd you lose your right to vote at any meeting, to put forward resolutions and to stand for the Board. The continual late payment by a few also means our Treasurer has to anticipate this in setting the budget for the following year.

### [Disposal of rubbish and recycling](#)

The Council have provided us all with clear sacks for recycling but the notice saying 'no plastic bags' has caused some confusion. The Board has confirmed that these clear recycling sacks are not made of plastic and can be placed into the recycling bins full and whole. The refuse bins provided for our use by Royal Borough of Windsor and Maidenhead are intended for normal household waste or recycling. Of late there have been instances of larger items (including a mattress) being dumped by the bins. These items will not be removed by the refuse collectors and remain the responsibility of the owner. In this situation Braybank then has to pay to have these removed and if the owner is identified the cost of this will be passed on so please help us avoid this situation.