



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

### [Gates](#)

Everyone should know that the gates will open automatically to a vehicle from 6.00am until 6.00pm. Entry after that time is restricted to access via keying in 9632, using a remote control or calling an apartment/house from the gate controls. The same applies when leaving the estate after 10.00pm.

There are still a number of remotes available which can be purchased from our Porter at a cost of £30 each.

### [Car Parking](#)

Michael Flanders our Porter maintains a record of all vehicles belonging to those who live at Braybank. This is useful in identifying strangers who are misusing our grounds or parking here when they should not. If you change vehicles or are having friends or relatives stay for any period it would be helpful to let Michael know the car details and numbers.

### [Barbeques, Tables and Chairs](#)

To assist our gardeners and Porter when cutting the grass please can you ensure any garden furniture etc that you have is removed to keep the area clear. This will make the task quicker for them and will be very much appreciated.

### [Use of the Hard](#)

The Hard is there for all to use and the chair cushions are now back in the container next to the BBQ. Please do use them but put them back after use so that they neither get weather- damaged nor blow away.

The BBQ can be used by anyone and all we ask is that you leave it clean afterwards and dispose of any rubbish.

BEL also has some gazebos of two sizes and these are available for residents to hire at a small cost. If interested please see our Porter.

On a positive note the netting has kept most of the geese off the hard and we are working on a better solution. It would be appreciated if no-one feeds the Canada geese as this only encourages them to come into the grounds.

### [Braybank website](#)

The Braybank website is not visited by many but may be viewed by any resident at <http://www.braybank.info/>

The site has an overview of Braybank with photos from the past. Company information is password protected.

It is possible to contact the Board Directors via the website and this is welcomed. However please note this address ([directors@braybank.info](mailto:directors@braybank.info)) is not monitored daily and you may have to wait for a reply.

### [Braybank Annual Buffet](#)

The Braybank annual buffet has been planned for Sunday 9th July so please put this date in your diary. As usual food will be served on the Hard and all are welcome, with family and friends if you wish. Full details will be sent out nearer the time.

# **A Summary of Landlord's Regulations, Do's and Do nots**

## **Alterations to flats and houses**

Any alteration of a structural nature or affecting the outside of the property i.e. Sky dishes, heating flues, etc requires permission from the Managing Agents. Only contractors approved by the Managing Agents will be allowed to work on the estate.

## **Outside contractors**

No power tools may be used in communal areas without permission and must never be left unattended.

## **Noise**

In consideration of other residents noise should be kept to a minimum. Workmen are not allowed to make noise before 9.00am. Any loud music or party noise, even on the Hard must cease at 11.00pm.

## **Storerooms/garages**

Heaters or items that use large amounts of electricity are not permitted in apartment garages or storerooms.

## **Subletting**

Any sub letting requires permission from the Managing Agent and a deed completing with appropriate fees being paid.

## **Animals**

The lease does not permit the keeping of any animals, birds or reptiles without consent. Consent may be granted by the Board through the Managing Agents for cats, but may be withdrawn if they cause a nuisance. Consent will not be granted for keeping dogs, though short visits may be permitted upon application to the managing agents.

## **Balconies**

Whilst balconies are a private space their appearance must reflect Braybank so washing, fairy lights or airing of bed linen or towels is not permitted. Clutter is also best avoided.

## **Entry codes**

The main gate code allows access to all garage, storeroom and apartment doors and should be kept private except for family and friends.

## **Parking**

The sub-station entry must remain accessible at all times. Please do not park on corners, and never fully on the paths as to do so will represent a danger to fellow residents.

Please park part on the path on East side but leave room for prams, wheelchairs etc.. Please use garage spaces (all houses have room for two), facing your garage on West side, ideally with one car in the garage.