

# Braybank Estates Limited

## Spring 2019 - Gardens Update

Dear Leaseholder/Resident

Over the coming weeks your Board will be making a number of changes in order to enhance the appearance of the estate, while making it easier to maintain.

The plan includes:

### The Hard and Gateway

- To place four new large planters on the hard and one to the right of the main entrance gate
- We will plant an Arbutus Unedo (Strawberry Bush) in each planter and add some extra colour through the addition of bedding plants at the base of each bush.
- Arbutus Unedo produces strawberry like berries and white flowers in the Autumn and is an evergreen that can be pruned to shape as it grows, the berries are bitter to taste but safe to eat should a child try one.

### The Footpaths

The Section 20 notice which has been circulated to leaseholders shows that we intend to re-surface all of the estate footpaths in a resin based material. This will represent a significant upgrade on our current footpaths which have needed renewal for some time.

As things stand at the moment the footpath work will start in late May, but we will share all appropriate details once we have a start date confirmed.

### Lawns, Plant Pots and Hanging Baskets

Everyone will have noticed that last year's hot weather has done considerable damage to one of Braybank's most prized features, our lawns, and we plan to set about improving them over the coming weeks.

The plan is to employ a specialist contractor to do the much needed restorative work to the lawns but before that work starts, **we need to clear the lawns of all plant pots**

We do understand that many of you living in apartments may have placed a plant pot at the end of your pathway or by your outer door; even on the lawn or on manhole covers. In order to add some colour. Unfortunately, there are now so many pots and planters with a variety of colours, shapes and sizes, that the estate is starting to look cluttered.

These pots also present a considerable obstacle for our gardeners when cutting the grass.

**So, we ask that all plant pots that have been placed in common parts around apartment blocks ( on lawns, paths or on manhole covers ), be removed by the owner by **Monday April 8<sup>th</sup>**. Work on restoration of the lawn can then commence.**

PTO

Those plant pots that have not been removed by that date will be collected and stored by the estate for two weeks before being disposed of, if not re-claimed and removed to another home by the owner.

Where possible, plants from the removed pots may be re-planted if a suitable place for them is found in the borders around the estate, this will be at the discretion of the Board and in conversation with our gardening team.

To add some extra colour and flourish to the areas around the apartments **your Board will place and maintain hanging baskets on both sides of each apartment block entrance.**

These baskets will be watered by the porter and renewed on a seasonal basis. So, if you were thinking of placing a hanging basket by your apartment front door, please don't do so and save yourself some money.

#### Change of Gardener

Our gardener, Tom Grepne, who has been with us for some years has decided to concentrate more on the landscaping aspect of his business and will leave us at the end of March. We thank Tom for all that he has done for us over the years and wish him the best of luck in the future.

Our new gardener is Simone Saunders from Gemini Garden Services who will start with us during the first week of April. We look forward to welcoming Simone and her team to Braybank.

#### Change of Property Manager

As from 1<sup>st</sup> March 2018 the Property Manager responsible for the Braybank Estate is Kamal Jalil (Contact details below)

#### Gate and Door Access Code

The gate and door code will remain, **2369**, until the Autumn.

Thank you for your support and assistance whilst the changes we have listed are put in place.

### **Your Board**

26 March 2019

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