

Building repairs 1

The new garage roof is just about complete. We had hoped to re-paint the roof of the pedestrian covered way in the same colour, but the experts tell us we cannot use a dark colour on that surface, so when repainted, it will be a lighter shade.

Building repairs 2

The work on the main building is starting as I write. Please note the request to remove all furniture, paintings, etc from the lobbies and the rear balconies.

We have been told that there are some items in the fire escape stairwells. Please remove these. There must be no materials in these stairwells that could either feed a fire or impede people using them.

The rear balconies are also part of the fire egress system and so nothing on these balconies should impede people needing to cross from one tower to the other.

Please remember that the work includes installation of a heat detector and some smoke alarms in each apartment, and that there is going to be significant work in each apartment lobby, including the removal of asbestos from some ceilings. There will be dust and noise, and security is important.

Budget

As advised in the last Newsletter, cost estimates are coming in slightly higher than budgeted. Inevitably we are encountering extra works needing attention. The Works Committee are containing these as best as they can.

Window Cleaning

The building is having its usual window clean next week and will also be sprayed for spiders. The staff are also examining closely some areas where the coating may have detached from the building.

Website

In a few weeks, the Pines will be launching its own website. The reason for generating this is twofold. Firstly, there is a lot of information, etc concerning this building and it would be better if it were easily available. Some information, such as most legal and financial details will be contained in a secure area, accessible to owners only.

Secondly, the Board would like to enhance the profile of the Pines so the "public area" will contain items of history, information, photographs, etc. There will also be an area where if there are any apartments for sale, owners or their agents can post information there about the apartment and contact details.

Gardens

Recently the Board put the contract for maintenance of the gardens out to tender. We were

pleased to receive four well-prepared submissions. Our current contractor submitted a price significantly lower than the other tenderers. After due consideration, the Board has re-appointed Bark Ltd as the garden contractor for a period of three years.

Apartment alterations

Can we remind everyone again that all repairs and alterations, other than works of a minor nature, have to be approved by the Board before any work is undertaken. There are issues with lift access, noise and inconvenience to other residents as well as legal issues such building permits and approvals. In the first instance contact the Building Director before making any commitments. If the repairs are urgent, give as much advance warning as you can.

Activities

The croquet and sausage morning was a success. Suggestions for another similar activity in the Spring would be welcomed by Viv Ovens (6D)

On behalf of the Board

Don Hargrave

2D

Chairman