

# BAM BULLETIN

## Co-opted Board Directors

The Board welcomes two new co-opted members to the Board, Florence Zinzen and Greg Brandman. From time to time in the past, the Board has asked interested shareholders to attend board meetings and invited them on to the Board as co-opted members. They may serve until the next AGM, when they must stand for election to remain on the Board. Florence and her family have been residents of Marlborough Mansions for 3 years. She has been particularly active on garden issues and BAM family activities. Greg and his family have been residents of Marlborough Mansions for 4 years. He is a solicitor by profession and would bring useful skills to the Board.

## Mobile Phone Mast Update

Orange's planning application for a phone mast on 515 Finchley Road was turned down, but the company may yet appeal. Several residents worked hard to oppose the application, in particular Mr Smidt-Olsen and Mrs Robrey Evans, who wrote letters and collected signatures against the proposed mast.

## Skip Area

A new fence has been constructed and metal gates installed to hide the messy skip area in front of the estate office. This area had been an eyesore for some time, and the gates will now conceal the skip as one enters the central gardens via the driveway.

## Major Works

The major works for the three upper Buckingham Mansions blocks no.18-25, 26-33, and 34-41 commenced on March 25<sup>th</sup>. A handbook has been sent out to all affected

leaseholders and residents. Please contact the estate office if you have not received your copy.

## Garden News

Our gardener, James Newton, has returned following a successful knee operation. He has recruited an assistant gardener, Joaquim, who started work with James on April 7<sup>th</sup>.

Following approval from Camden Council, tree surgery has taken place in the East gardens broadly in line with the recommendations in the 2006 arboriculturist's report.

## Hot Water Pipe Lagging

As part of the ongoing lagging programme on the estate, we have ordered the lagging materials for the pipe-work at the rear of Marlborough Mansions East and will be doing the work using our own in-house labour. EMM will carry out the lagging work to be done on the roof of Avenue Mansions.

## Entrance Steps

The Estate Manager, Graham Hamilton, is in the process of testing different cleaning chemicals to be used to remove stains.

## Health and Safety Issues

Window locks are being installed to the windows in the common stairwells for the safety of children. The windows will still be able to be opened partially for ventilation.

## Recycling

Some residents have indicated that they are confused about recycling and what can and cannot be recycled. We are planning to invite someone from Camden Council to come and make a short presentation. The meeting will be held just prior to the Open Garden Meeting at 5.0 p.m. on Friday June 13<sup>th</sup>.

## Environment

The Heating and Hot Water Committee is eager to hear from residents regarding any ideas/suggestions on environmental issues and how to reduce our carbon footprint. Please contact Ian Cohen via [communicate@bamestate.co.uk](mailto:communicate@bamestate.co.uk)

## Staff Uniforms

The BAM staff is now wearing navy and royal blue uniforms with the BAM logo. The Board is interested in receiving feedback from residents regarding how you feel about the new uniforms.

## Update of Database

The Estate office is updating its database of contact details, including email addresses and phone numbers should there be a need to contact residents in an emergency. As mentioned in the last newsletter, Graham Hamilton would also like to have your car details (make, colour, registration number), should there be a need to contact you regarding your car. A form will be sent out to all residents, and we are asking you to kindly fill it out and return it to the estate office, or alternatively call or email your responses to Graham or the Head Porter, David Greene.

## BAM Family Activities

We enjoyed a fun Easter Egg Hunt in the central gardens, as well as a few egg & spoon races on a cold snowy Easter Monday! We extend a big thank you to all who contributed prizes and helped to organize and hide the almost 200 eggs, especially to Florence Zinzen for all her work.

## Local Playgrounds

Florence Zinzen has prepared a list of some nearby playgrounds and directions on how to reach them.

1. The first (and best) playground is located in Hampstead. Cross Finchley Road and take Heath Drive to the end. Cross Redington Road and continue straight onto Redington Gardens. Go up the little stairs at the end of the street, on the left. You will get into a small pathway that

will lead you to a wonderful new playground on the left side of the path.

2. The second playground is found in Fortune Green. It's in the little park at the corner of Fortune Green and Achilles Roads. The playground is due to be renovated soon and should have brand new equipment by autumn 2008.

3. You can also find a little playground in the small Garden Centre off Mill Lane. Take the driveway on the left hand side off Mill Lane, opposite Emmanuel School.

## Dates for your diary reminder

Thursday **12th June** at 8.00 p.m. the AGM of BAM Estate Ltd.

Friday **13th June** open meeting about the Gardens.

Sunday **15th June** BAM annual Garden Party.

### Contact Us

The Estate Office e-mail address has changed to [headporter@bamestate.co.uk](mailto:headporter@bamestate.co.uk)  
Telephone: 020 7419 1112

## Looking for...

**Bridge Player-** I am an experienced Bridge player. Would anybody like to join with me to make a foursome: or, maybe, others would like to learn or improve their game. Michael Daniels, at 7794 9108.

**Classical Guitar Lessons-** I teach at St Paul's Girls School, Godolphin & Latymer, and Hampstead Garden Institute. I am an international performer and recording artist. Rose Andresier at 7794 9108.

**Cleaner Available-** Our cleaner Yovelina is looking for more work, she is very efficient and trustworthy. She irons and cleans. Her mobile number is: 07954 163 272. References are available from 35a Avenue Mansions.

*Advertise your **search** or your **availability** here free of charge. Send your Feedback and advertisements (50 words max) to [communicate@bamestate.co.uk](mailto:communicate@bamestate.co.uk) or drop it into the Estate Office or call Graham Hamilton on 020 7419 1112.*