

BAM BULLETIN

Dates for your Diary

Monday 21st April Easter Egg Hunt.

Thursday 19th June this year's AGM of BAM Estate Ltd is at 8.00 pm in the Marquee.

Friday 20th June Open meeting about the Gardens.

Sunday 22nd June BAM Annual Garden Party.

Further details will be circulated closer to the date of each event.

Easter Egg Hunt and Easter Bonnet Competition



On Easter Monday, 21st of April, an Easter Egg Hunt will take place in the main garden from 11.30 am (weather permitting). There will also be games and the annual Easter Bonnet Competition!

All children from the Estate will be welcome. If you want to contribute chocolates or little prizes, please deliver these to the Estate Office by 4 pm this Thursday at the latest. Drinks, snacks and Easter eggs will be provided by the Estate. Volunteers are requested and needed to assist with the organisation and supervision of the event. Should you wish to volunteer, please contact the organisers, Florence Antonioli Zinzen (07941 964609) or Jane Robson (07774 945900). Posters for the event will be placed in all entrances of the Estate.

Garden Rules

Most of you are aware of the garden rules but every spring we provide an annual reminder, especially to those residents who may be new

to our estate. Firstly and most importantly, please ensure that when your children play in the gardens that they are supervised, and that they are discouraged from trampling through the planted areas or any areas awaiting re-planting (taped-off areas). Also, there should be no climbing on the bushes and trees. It is unsafe, and although there have been several broken branches every year, we want to prevent any broken bones!

The gardens are for everybody's enjoyment, so please clean up after yourselves before leaving the gardens, including removing bikes and toys. For safety, please be aware that only soft balls may be used in the gardens, and then only by the youngest of our children (those less than 7 years old), as we want to avoid accidents (broken windows, young children getting hurt). Thank you for your understanding in this matter. We hope the warm weather continues and encourages your use and enjoyment of our splendid gardens.

Lost and Found

We have collected a number of articles (clothing, toys, etc.) that have been left behind in the gardens since last summer. The box is located in the Estate office. Please call in to see if any of the articles belong to your family as the box will be emptied soon.

Neighbourhood News

Replacement of Traffic Lights Cannon Hill/Heath Drive/Lyncroft Gardens/Finchley Road by TfL

Residents will have noticed that TfL (Transport for London) is in the process of replacing and updating the traffic lights and infrastructure at the junctions of above roads. These works commenced in March and are planned for completion by the end of May 2014.

The works are taking place Monday to Saturday from 8 am to 6 pm and Monday to Friday from 9.30 pm to 5 am.

Initially, the TfL team were sited on the East side of Cannon Hill close to the junction with the Finchley Road. Unfortunately, the initial siting of the equipment/vans of the TfL team impinged on the two Disabled Parking bays at the top of Cannon Hill. The Estate contacted Camden Council and with their help the TfL site was moved to Heath Drive freeing up the Disabled parking bays.

20 mph Zones Cannon Hill and West End Lane.

At long last Cannon Hill and West End Lane have been designated 20 mph zones. This is a Camden-wide initiative and very welcome by residents.

Buckingham Mansions Consultation

In November last year we opened up a formal consultation with the residents of Buckingham Mansions on a number of issues raised by residents or which concerned residents

On the proposal to paint the exterior of the block front entrance doors and frames with gloss black we had 19 responses, of which 79% were in favour of doing so. Accordingly we are going to paint the entrance doors on block 10-17 black, and if this is successful then we can do all the other entrances. We are obtaining quotes with the intention of carrying out the work soon.

We would like to thank all those who took part in this consultation.

Cannon Hill Consultation

Last year we held a lengthy consultation with the Buckingham Mansions shareholders on renewing their entrance steps, followed by the installation of new 'Luna Pearl' granite entrance steps to all blocks in West End Lane.

We have now started a consultation with Marlborough Mansions shareholders on proposals to do some of the Marlborough Mansions steps in granite this year.

Whilst we will be doing only some of the Marlborough blocks this year, whatever the choice of granite it will be the same for all Marlborough blocks.

We would like to hear from as many Marlborough Mansions shareholders as possible, as your opinion on this counts.

BAM Estate Aesthetic Advice Panel

The Board proposes to form an advisory panel which will call upon residents of the Estate to partake in projects that affect the look and feel of the Estate and advise the Board on these. A separate letter regarding this panel has gone out to all residents.

Cold Water Services

Chandler Mechanical Services Ltd have been instructed to install a new low level header main from the street at 86-95MM around the rear of 76-85MM rising to the HWS tank on the roof of 67-75MM. Accessible connections will be provided to the kitchen/utility areas of the left flank of 86-95 MM and the right flank of 76-85MM.

Roof Edge Safety Guardrails

Kee Systems Ltd have been instructed to supply, deliver, and erect roof edge protection guardrails to 76-85 & 86-95 MM and 1-9a BM.

Looking for...

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

To let - From late May. 93 Marlborough Mansions, closest to Emmanuel School. 4 bed, 3 baths. Comfortable. £800 p.w. Tel. 01580 762 610.

For rent - Lovely Family Villa - South of France (Bay of St. Tropez) sleeps 6/8, Beach Club/Clubhouse/ all mod.cons Great rates for fellow BAM residents Pls contact Ellie 07803 052 662