

# BAM BULLETIN

## AGM Election Results and Committees

The results of the voting were as follows: -

	For	Against	Total
Brandman	28	10	18
Ivarsson	45	4	41
Rhodes	37	11	26
Zinzen	49	2	47

The Chairman declared Birgit Ivarsson, Gerald Rhodes, and Florence Zinzen the duly elected directors.

All who stood had the potential to make positive contributions to the Board. Unfortunately, only 3 places were available as allowed by our Articles of Association and we had 4 candidates. BAM Estate thanks all candidates for their positive approach to the wellbeing of the Estate.

Simon Lebor has been re-elected as Chairman and Esther Baroudy as Vice-Chairman, and the following appointments to Sub-committees were made:-

*BAM Flats:* Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Florence Zinzen.

*Buildings:* Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Gerald Rhodes.

*Communications:* Ian Cohen, Leon Ellenport, Birgit Ivarsson, and Florence Zinzen.

*Finance:* Esther Baroudy, Abid Bilgrami, Leon Ellenport, Birgit Ivarsson, Simon Lebor, and Gerald Rhodes.

*Flood Prevention:* Gerald Rhodes and Ian Cohen.

*Gardens:* Ian Cohen, Birgit Ivarsson, and Florence Zinzen.

*Health, Safety & Environment:* Ian Cohen (Chairman), Leon Ellenport, Zammy Eshkeri, Birgit Ivarsson, and Simon Lebor.

*Hot & Cold Water:* Esther Baroudy, Abid Bilgrami, Ian Cohen, Leon Ellenport, Zammy Eshkeri, and Florence Zinzen.

*Human Resources:* Abid Bilgrami, Ian Cohen, Birgit Ivarsson, and Simon Lebor.

*Lease:* Esther Baroudy, Leon Ellenport, Zammy Eshkeri, Birgit Ivarsson, Simon Lebor, and Gerald Rhodes.

*Major Works Financial Oversight:* Leon Ellenport, Zammy Eshkeri, and Gerald Rhodes.

*Security/Neighbourhood Watch:* Esther Baroudy, Ian Cohen, and Leon Ellenport.

## Some Questions and Issues raised at the AGM

### What is the relationship of Estate Management (Hampstead) Ltd. to BAM Estate Ltd.?

BAM Estate Ltd. owns all the assets. Estate Management is the wholly owned agent for BAM Estate Ltd. The service charges and rents are paid to and the bills are paid via Estate Management.

### Is the Board planning any Projects over the next 2 or 3 years?

We are investigating the physical feasibility of converting some basement areas under Avenue Mansions into a flat, and will then prepare costs to determine whether this is a viable project. We will keep shareholders informed at each significant stage.

### What do we do about noisy flats?

In the first instance, please endeavour to sort out the problem directly with your neighbour, who may not realise they are disturbing you. If this is not successful, contact Camden Council who have statutory authority to deal with problems of noise, Tel. 0207974 4444.

### What are the advantages of accepting the Deed of Variation for the 999 year lease?

The Lease Committee will be holding a surgery in the autumn to answer this and other leaseholders questions regarding the Deed of Variation. We will announce the exact date in a future Bulletin.

### Open Garden Meeting

A very successful meeting with good attendance was held in the Marquee on the Friday following the AGM. James Newton, our Gardener, was unable to attend due to ill health, but was highly praised for the ongoing work on the Estates' gardens. Birgit outlined the ongoing works to the Buckingham frontages and other works on the Estate. More in our September Bulletin.

Also present was a representative of Camden Council Recycling – who took a Q & A session with residents. There is a Battery disposal facility at Fortune Green and 'Tetra pak' carton disposal unit on the recycling site on West End Lane. Shredded paper is now acceptable to be included with your paper recycling. In addition, Camden's 'Give and Take' day was discussed; where household items may be taken for disposal or exchange. This event happens four times a year. The aim is to stop useable items from being thrown away and ending up in landfill or being burnt, when someone else might find them useful. It's a chance to get rid of things you don't want and pick up something you need, free of charge. You can give household and garden items like books, toys, tools, working electrical items, kitchenware, bric-a-brac and plants. Please do not bring furniture. We will keep you informed of the next Give and Take Day in the next Bulletin.

### Environmental Forum

We have separated this area from the Health and Safety Committee with a newly formed Environmental Forum. Any Residents wishing to participate – please contact the Estate Office. More information will be given in the September Bulletin.

### Security in the Holidays

If you have an Intruder Alarm System use it. If your Alarm System is monitored by an Alarm Receiving Centre check that your key-holders list is up to date. If your Alarm System is "Bells Only" leave a set of Keys with the Estate Office and a code number which will set /unset your alarm.

Repeated false alarms are a nuisance and disturbance to your fellow residents, so key-holders must not reset the Alarm unless they know what has caused the activation. Key-holders should contact the company which maintains your Alarm and request that an engineer visits your flat to find and rectify the fault.

If you are leaving your car on the street, please let the Estate Office know its make and registration number and who has a set of keys. If you leave the keys with the Estate Office, please remember that the staff are not allowed to drive your car as they are not covered by insurance.

### Garden Party

This year's Garden Party was one of the most successful to date. The weather was kind and everyone – young and older had a thoroughly enjoyable time. Thanks to the many Residents who supplied goodies and helped make the event the success that it was. Special thanks to Graham, Nikki, Justin, Alan, George, Jim & David, for their hard work and support.

---

### Looking for...

#### Flat to Rent

The Estate has a one bedroom first floor flat coming available to rent in October at £295 per week unfurnished. Please contact the agents, Diamond Properties, on 07967 330 378 for more details.

*Are you looking for a cleaner? Piano Teacher? Part-Time Nanny? Etc. Advertise your **search** here free of charge. Are you looking to provide your services as a translator, language tutor, interior designer etc. to residents on the estate? Advertise your **availability** here free of charge.*

*Send your Feedback and advertisements (50 words max) to the Estate Office or call Graham Hamilton on 0207 419 1112.*