

BAM BULLETIN

Finance Surgeries

You will recently have received your financial package containing information about the 2011 service charges and key financial figures for 2010. There were two surgeries held on the 21st and 22nd November at which questions raised included a query on the Major Works costs - the forecast for 2011 is higher because we will be doing the 4 blocks of 1-32 Marlborough Mansions whereas this year we did only 2 blocks of Avenue Mansions.

Garden News

Our arboricultural consultant, Simon Pryce, inspected all the Estates' trees on the 28th of September. He found severe decay in two trees, as a result of which these will have to be felled and this is scheduled to take place in January 2011. The two affected trees are a Norway Maple in the central gardens, and a Lime in Marlborough Mansions West lower gardens. The consultant's full report is available online on our website at www.bamestate.co.uk/page7/subheader7.htm, or you can see it at the Estate Office, should you be interested in reading its contents. Your views on replacement trees would be welcome. Please either contact the Estate Office or leave your suggestions there in the 'Comments Book'.

Sam Walden's Memorial Rose Bed

The roses in the memorial rose bed located in the upper central gardens are unfortunately very diseased. In order to prevent the spreading of the problem to other roses in the gardens, James our gardener will have to remove the old roses and decontaminate and replace the soil. He will have to plant with bedding for two years, and will then be able to reintroduce roses.

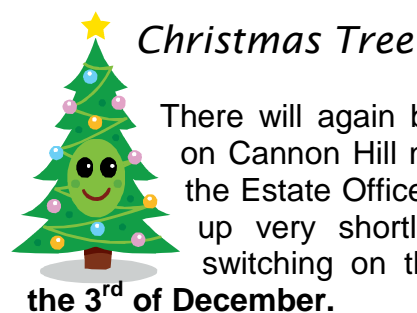
Local Community News

Fortune Green and West Hampstead Area Action Group

At the meeting on Monday 29th November among the subjects discussed were works carried out using the old Local Area Forum funds, which included hanging baskets in Mill Lane and improvements to the area in front of the Library. There was discussion about probable Council spending cuts, and how the public can join in this debate by contacting their Councillor through www.camden.gov.uk to have their say. More on this in next months Bulletin.

Fixmystreet.com Website

If you have a problem in your street, for example with street lighting or broken paving slabs, it can be reported on the following website: www.fixmystreet.com. The website also allows you to check that your request has been dealt with.



There will again be a Christmas tree on Cannon Hill near the driveway to the Estate Office. This will be going up very shortly, and we will be switching on the lights on **Friday the 3rd of December**.

Christmas Carols

This year our traditional Christmas Carols Event will take place on **Sunday 19th December** at **4.00 p.m.** in the central gardens, on the lower lawn. We will prepare a song sheet



and mulled wine, soft drinks and mince pies will be provided. **Please remember to bring torches / lanterns** to be able to read the song sheet!

West Hampstead Christmas Fair

This is a new venture which will involve a number of local traders. It will be held on Saturday 11th December on West End Green, from 10 a.m. to 3.30 p.m.

Halloween Evening

The Estate's Halloween Night event was a great success with a record number of children participating. Thank you to all residents who took part and made this a fun evening for all.

Security During the Holidays

If you are going away on holiday please –

- ❖ *Inform the Estate Office* of when you are going to be away, and leave a telephone number where you can be contacted and/or the telephone numbers of people with whom you have left keys.
- ❖ *Intruder Alarm System (IAS)* If you have one use it. If your IAS is monitored by an Alarm Receiving Centre check that your key holders list is up to date. If your IAS is "Bells Only" leave a set of Keys with the Estate Office and a code number which will set /unset your alarm.
- ❖ *Security Window Locks.* Ensure these are fitted to all windows and that they are in the locked position before you depart.
- ❖ *Door Locks.* The front door to your flat should be fitted with two approved security locks. Remember to lock both of them when you leave your flat.
- ❖ *Newspapers and Post.* Cancel paper deliveries and ask a neighbour to take in any mail or parcels left outside your flat.
- ❖ *Answer Phone.* Do not leave a message advising callers that you are away on holiday.

- ❖ *Cars.* If you are leaving your car on the street, let the Estate Office know its make and registration number and who has a set of keys.

We remind residents to re-bolt any communal doors – exits/entrances to common areas after deliveries / contractors have finished.

Book Sharing Club

Our Book sharing scheme is now up and running. Please bring your unwanted books to the Estate Office to pass on for other residents to enjoy, and at the same time browse for something to read yourself. The "library" is open during the Estate Office opening hours.

Holiday Office Hours

The Estate Office will be closed on Christmas Day, Boxing Day, Bank Holiday Monday and Tuesday the 27th and 28th December, and New Years Day and Bank Holiday Monday the 3rd January. On the week days between, the office will be open in the mornings only.

Looking for...

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

Babysitter Available - My name is Daria Koren. If you need my help with babysitting your children please email me at dariakoren@aol.com, or call round to 3a Buckingham Mansions. Thank you.

Cleaning Lady Available – (Adriana) available on Tuesdays, Wednesdays and Fridays. References from residents in the BAM Estate available on request. 07536 673 447

YOUR BOARD OF DIRECTORS SENDS SEASONS GREETINGS AND BEST WISHES FOR THE NEW YEAR TO ALL ON THE BAM ESTATE.