

BAM BULLETIN

Holiday Season Information

Hanukkah

A Hanukkah Menorah will be erected by the birdbath in the garden, next to the driveway to the Estate Office, and a **candle will be lit each night at 5.00pm(Friday 3.45pm)** from Wednesday, November 27, to Wednesday, December 5. Come along to the first evening for free doughnuts, Latkes and a drink

Christmas Tree



This year we are erecting a large Christmas tree on the corner of Cannon Hill and West End Lane.

Please come along to **the Switching on of The Lights on Saturday 30th November at 4:45pm**. The tree will stay lit until Twelfth Night.

Christmas Carols

This year our traditional Christmas Carols Event will take place on **Sunday 22nd 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's Christmas Market Saturday 30th November 10:00am to 4:00pm on West End Green, West End Lane & Emmanuel Church - Festive food, children's activities, unique jewellery, cards and gifts, local arts & crafts, face painting, a magician, a balloon artist & fairies, as well as mouth-watering cakes, chocolates, and hot mulled wine and of course Father Christmas.

www.westhampsteadchristmasmarket.co.uk

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.

Holiday Office Hours

The Estate Office will be closed on Christmas Day, Boxing Day, and New Year's Day. On Christmas Eve and the weekdays between Boxing Day and New Year's Day the office will be open in the mornings only.

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

Estate Information

Major Works

Next year our programme of external repairs and redecoration moves on to 76-85 & 86-95 Marlborough Mansions and 1-9a Buckingham Mansions. All leaseholders will be receiving their Section 20 consultation notice shortly. Work is planned to commence in March/April 2014 and will run through to end of October.

Parking Vouchers

All our excellent builders from time to time need parking vouchers for zone CAP-P. We therefore urge all residents to please order extra visitors parking permits; the estate office will happily reimburse the costs. Thank you in advance for your help. The permits can be ordered on <https://permits.camden.gov.uk/epmsv3/ClientPages/default.aspx>

BAM Flats

As you are aware, BAM sold a flat in Avenue Mansions at the beginning of 2013. This has helped to bridge the operational deficit and bring a few projects forward (granite entrance steps, pipe lagging etc.). At the same time, the board is always exploring possibilities to increase the number of and the yield on our flats. As a case in point you will have noticed the complete refurbishment of 67A, the porter's flat, since the summer. This should help to sustain the level of rental income to BAM and therefore you, the shareholders.

Buckingham Consultation Notice

All residents of Buckingham Mansions should have received a letter regarding suggesting for further improvements to the frontages of Buckingham Mansions. The board is very much looking forward to receiving your thoughts and ideas. To help residents in their consideration of plants to replace the overgrown Ceonothus, our Head Gardener has labeled a number of plants in the upper garden behind Buckingham, for you to look at. Any residents from Avenue or Marlborough Mansions interested in knowing more can obtain a copy of the letter from the Estate Office.

Local Community News

Friends of Fortune Green

FoFG are thrilled with their new blog 'Scene on the Green', written by a member and appearing monthly. See for yourself at <http://www.fortunegreen.org.uk/blog.html>

Consultation on CPZ - Controlled Parking Zones

You will have received by now a consultation paper from Camden council, who want to know what you think about the controlled parking zone hours in your zone (CA-P, Fortune Green) and whether it should change. You will receive a letter from the BAM residents association with a suggested response to the consultation, From past experience it has proven beneficial to answer in an organised way - it is important. You can respond by free mail or online <http://www.wearecamden.org>

BAM Community News

Halloween Thank You

Thank you to the many residents, who so generously opened their doors to monsters, ghouls and ghosts on Halloween. It was a wonderful evening enjoyed by all.

Parents Association

Kate (67 MM) and Cat (60 MM) think it would be great to have a stronger parent network on our lovely estate. If you agree and want to create small playgroups or other social gatherings for your children, organise some Mummy nights out or share wonderful baby-sitters please get in touch with Kate Young on kateyoung@doctors.org.uk or Cat Meister-Campbell on cmeistercampbell@me.com. We would be very happy to organise an informal get together once we've heard from you.

Lost and Found

We have collected a number of articles; clothing, toys, etc. left behind in the gardens during this year. 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.

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