

# BAM BULLETIN

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## Frequently Asked Questions

### ***What has happened to the garden at the corner of Cannon Hill and West End Lane?***

The garden retaining wall at the front of Buckingham Mansions 1-9a has had cracks for many years. This year we noticed that the cracks had widened and our structural engineer declared that the wall was potentially unsound. As a result, he recommended that the wall be taken down prior to scaffolding being erected at the end of March. In order to take away the earth and rubble, a small section of the boundary wall on West End Lane also had to be removed.

Both walls will be rebuilt and the garden will be landscaped and planted once the major works on Buckingham Mansions are completed.

### ***Why does the BAM annual report refer to two accounts rather than one?***

One set of accounts are those of B.A.M. Estate Ltd the company that owns the freehold of our properties. This report is prepared to comply with company law and for the benefit of all shareholders.

The second set of accounts refers to the Estate Management and records service charge income and expenditure. These accounts are produced for the leaseholders in accordance with Landlord and Tenant law.

As both are prepared and presented at the same time they have always been printed in the same document. If you have any questions concerning the 2006 Annual report please do come and have an informal discussion with members of our Finance Committee at two special surgeries, which will be held in the Estate Office on:

Sunday, June 3<sup>rd</sup> from 11.00 a.m. to 12.30 p.m.

Thursday, June 7<sup>th</sup> from 19.00 p.m. to 20.30 p.m.

### ***Do I need to bring any form of identification to the AGM?***

While our Estate staff do know many of our residents by sight, it would be helpful for you to bring a driving licence or other identity document with you to the AGM for use when registering for your voting slip.

The AGM will be held in the marquee located in our central gardens, beginning at 20.00 p.m. on Thursday 14<sup>th</sup> June. Please arrive a little earlier in order to have time to pick up your forms and take your seat.

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## Noticeboard

### Gardens Freehold

BAM Estate Ltd is now the registered owner of the freehold of the central gardens. This is the first time that the gardens have been registered, and the first time the whole of the BAM Estate has been in a single ownership.

### New Assistant Gardener

At the beginning of May, we hired a part-time assistant gardener, Dobri Gavazov. He will be working in the gardens three days a week during the summer months. For the rest of the week, Dobri will help on the major works alongside his father who is the bricklayer.

### Gardens Meeting

Please join the gardens committee and James our head gardener for an open meeting on the gardens. The meeting will be held in the marquee in the main gardens at 18.00 p.m. on Friday, June 15<sup>th</sup>.

### Garden Party

We're looking forward to seeing everybody at this year's garden party, which will take place on Sunday, June 17<sup>th</sup> from 15.00 p.m. to 18.00 p.m.

For the children there will be the versatile entertainer Crazy Corin who will provide a fun and interactive show of magic, games, music, balloons and a walkabout with Eric the crow.

All contributions to the catering are most welcome. Do feel free to invite friends and family to come and join us.

### Garden Rules

Please take note of the Garden Rules notice that was posted on all the bulletin boards a few weeks back. The notice simply provides a few reminders that will make sure all residents are able to enjoy use of the gardens.

- Tidy up: Please make sure that you put away your toys, clothes and other items you bring into the garden when you leave.
- Replace furniture: If you've moved any benches, please put them back where they were before you leave the garden.
- Ball games: Football playing has worn away the grass on one of our lawns and led to a window breakage. Our insurance requires us to restrict use of balls and we need everyone to comply with that. Please buy soft balls to use in any throwing/catching games you play with the younger children.
- Picnic litter: The litter bins in the garden are only for disposing of small items of litter. If you picnic please take away the rubbish with you when you leave.

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## Looking for...

### Flats for Sale/Rent

BAM Estate has a two-bedroom flat available for rent from June 4th. Weekly rent is £375, unfurnished.

If you are interested in this property, please contact Graham Hamilton at the Estate Office on 020 7412 1115 or email: [graham@bamestate.co.uk](mailto:graham@bamestate.co.uk)

### Baby sitter available

My name is Terezia Vrabcova. I've been working as an au-pair since September 2006 for 11 Marlborough Mansions, taking care of their 3 children (7, 3, and 1 year old).

If you are looking for help with your children in the afternoon or a baby sitter in the evening, I have good references.

Please contact me on 07857 301 495

### Mattress

Nearly new Ikea mattress for sale 4ft 6ins £45  
Contact Rachel Harris, 38a Avenue Mansions, Tel: 020 7794 7272

### Beautiful Villa for Rent

Overlooking bay of ST TROPEZ.  
Situated in Grimaud, in exclusive, secure private domain.  
Sleeps 6, large terrace, stunning views.  
Private beach club and private club house; includes valet beach service, parking, Olympic & childrens pool, 3 tennis courts, play areas, restaurant & café.  
Exclusive, below commercial rates offered to fellow Mansions neighbours. Please call Ellie 07803 052 662.

### Cleaner Available

Excellent, very efficient, cleaner available. Her name is Yola Ozimina. Tel: 07851 425 108. References are available from a Marlborough Mansions resident.

*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 [Communicate@BAMestate.co.uk](mailto:Communicate@BAMestate.co.uk) or drop it into the BAM COM mailbox in the Estate office or call Graham Hamilton on 0207 419 1112..*