

# BAM BULLETIN

## Frequently Asked Questions

### *How does one get elected to the Board of Directors?*

The Board of Directors consists of nine members, who each serve a three year term. At each June AGM, three director seats come up for election. We encourage all interested residents to stand for election to the Board.

If you are interested in joining, it is possible to attend one or two board meetings to experience what the role of a director entails.

Significant personal satisfaction can be gained by serving your community and helping to improve the services BAM residents receive.

The voluntary work involved in being a director will however take up a number of hours per week and will also place you under a legal capacity under the Companies Acts as a director of the company.

Nomination forms for people wishing to stand for the board of Directors are available from the Estate Office. These Notices of Nomination will need to be returned to the Estate Office by **13<sup>th</sup> May**.

## Easter Egg Hunt Volunteers Needed!

We urgently need some parents to help organize and run the annual Easter Egg Hunt. The BAM Estate will supply drinks and snacks. The Easter Egg hunt normally is held on Easter Monday at 11 am in the main gardens. If you can help and want to volunteer, please contact either Birgit at 07740 289 189 or Florence on 079 4196 4609. Posters will be placed in the communal entrances if we get enough volunteers.

## Finchley Road Pedestrian Crossing

Many of you have told us of your concern regarding the Finchley Road crossing at the corner of West End Lane being dangerous for pedestrians, also noting there have been several accidents in the past. Many school children and their carers use that route to walk to school every day. Three years ago a West Hampstead resident collected 250 signatures on a petition requesting a pedestrian crossing, and sent it to TfL. Since then, articles about this issue have been appeared in the Ham & High newspaper, and despite support of head teachers of both UCS Junior Branch and Christ Church, and Leader of the Council Keith Moffit, there is still no result.

We have therefore drafted a new petition asking for a pelican crossing over Finchley Road and we urge you to sign it. We hope the signatures from the BAM residents together with those of the Crediton Hill Association's residents might help get the TfL to act at last to install pedestrian lights. The petition for a crossing will be located in the Estate Office, and in a few shops near the Estate and at the West Hampstead library.

We would love to have your support for this issue and will be knocking on doors on the BAM Estate to get your signatures. Residents who wish to assist in obtaining signatures for the petition, kindly contact Florence Zinzen on 079 4196 4609.

## Garden News

Our gardeners have completed a two week programme of lawn repair to prepare them for the summer. Small depressions were filled with new soil and these and other bare patches are

being seeded. The lawns were then spread with a natural environmentally friendly organic fertilizer to feed the lawns. While unpleasant, the aroma of the organic fertilizer is fortunately not long lasting! Thank you for your patience, our lawns will soon show the benefits.

Works to replace the soil and replant the front gardens of 26-33 Buckingham Mansions commenced on March 22 and is estimated to last three weeks. Included among the new plants will be rare, specialist Hydrangeas from Vietnam.

## Cats, Birds and Ladybirds

In order to protect the birds on the estate at a time when they are the most vulnerable, we urge all cat loving residents to please provide their pets with bells on their collars, and to keep them indoors at night as much as possible.

Many residents have been noticing what appears to be a ladybird "infestation" on the Estate, with a great number of the colourful bugs appearing on windows and window cills. It is very common for them to hibernate inside, nestling around door and window frames and in the folds of curtains. If they are now appearing please collect them in a jam jar and shoo them outside. Ladybirds outside are not a pest, quite the opposite as they control greenfly and other garden pests, so we will not be doing any spraying to reduce their numbers.

## Major Works

This year our programme of external repair and redecoration reaches 17-24 and 25-34 Avenue Mansions. Works are due to start on April 6<sup>th</sup> with the erection of scaffold, and the residents of those two blocks will be contacted shortly with full details of what is involved.

## Consider your neighbours when planning renovations

If you are doing works in your flat do please send a letter to your neighbours before starting the work to notify them of your plans. Do this as early as possible but at least two weeks prior

to contractors starting work, and notify in writing all occupants in the building the nature of the works and the planned start and end dates, as well as your contact telephone numbers. It is also recommended that Schedules of Condition be agreed with immediate neighbours to avoid future disagreements.

Make sure that all works are carried out only between the hours of 8.30 a.m. and 5.00 p.m., Mondays to Fridays, and that no work is carried out at weekends or on bank holidays.

## Contact Us

The Estate Office e-mail address is [headporter@bamestate.co.uk](mailto:headporter@bamestate.co.uk)  
Telephone: 020 7419 1112

## Looking for...

Babysitter Available- Reliable, mature, English speaking, NNEB/FIRST AID/OFSTED Reg. Currently a live-in nanny at no 69. Please contact Lyndsey on 07951 089 253

Cleaner Available- Our excellent cleaning lady Mariana is available on Thursdays from 13h45. She has been working for many years for some families on the estate. Mariana : 07853198233. For references, please call Florence on 079 4196 4609.

Flat to let- Avenue Mansions – Upper ground floor, 4 double bedrooms, 3 bathrooms (2 en suite), large double reception room, eat-in kitchen, utility room. £950 per week. Contact Estate Office 020 7419 1115.

Flat to let- Marlborough Mansions  
Second floor. Double reception room, three bedrooms. Newly refurbished. Please contact Charlotte on 077 7197 5272

Flat to let- Avenue Mansions  
Top floor, great views, £1100/week  
Accommodation comprises double reception room with working gas fire, fully fitted eat-in kitchen, three double bedrooms, two single bedrooms, two family bathrooms, guest cloakroom. Secondary glazing. Unfurnished. Please contact Tanweena on 07974 222 413 or [tanweenachowdhury@hotmail.com](mailto:tanweenachowdhury@hotmail.com)