

BAM BULLETIN

Frequently Asked Questions

When are you conducting the next BAM Estate Survey?

At last year's AGM we passed a resolution to undertake an annual survey of shareholders' views. Please find attached a copy of this year's survey. With the exception of one additional question concerning cleaning of the external parts, this year's survey is identical to that of last year.

Please take a few minutes to complete the survey and return it to the Estate Office before the end of November. We would like to hear from as many of you as possible. Tell us what you would like to improve on the Estate, and in particular, if you have any suggestions on how to improve the look of our common entrances.

Alternatively you can visit our website www.bamestate.co.uk, click on the Community page and go straight to the survey from there.

Are there any updates regarding the cleaning of the common areas?

Contracts have been agreed for the cleaning and painting of the interior of lift shafts. The work is to be done on a cyclical basis in conjunction with the internal decorating of the block.

Notice Board

Proposal for Mobile Phone Mast at 515 Finchley Road (Next to Bank Block, Avenue Mansions)

Many residents on the Estate will have read copies of the Waldon Telecom proposal, on behalf of Orange, for a Radio Base Station at 515 Finchley Road (Site Reference: GLN8312). Further copies available from the Estate Office.

Mr August Smidt-Olsen, who was highly instrumental in blocking the installation of a radio mast on West End Green last year, is happy to take up our cause to stop this planning proposal. He will be pleased to receive support from residents on the BAM Estate - either by e-mail: august.smidt-olsen@ukgateway.net or alternatively, via a message to the Estate Office. A petition for signature will be available at the Estate Office.

Staff Changes

In order to improve the level of service on the Estate, we recently hired a third Day Porter, Anthony Henry, who started work on October 1st. The Board has also met and interviewed several candidates for the position of Head Porter.

Due to the sale of his flat and thus no longer a shareholder, Chris Parker is no longer eligible to serve as a Director of the Board. Chris and his family will still be living on the Estate as they have found a flat to rent.

Halloween Celebration

Halloween falls on Wednesday October 31st. If you would welcome some dressed up children to come to your door between approximately 5:30 and 7:00 on that night for "trick and treating", would you please let Florence Zinzen know (Tel: 07941 964 609) so that she can compile a list of flats.

We will also need some parents to come along on Halloween night and take a group of children around the Estate. If you are willing to do this, please again let Florence know. Children love this event on the Estate; we need to hear from you in order to continue with the Halloween celebration!

Service Charges Notices

We are required to ensure that all tenants are advised of their rights and obligations in respect of their service charges.

In order to reduce the amount of paperwork we have to produce, we have set these out on the BAM website. If you look there under the heading 'Leasehold' you will find them in the sub-heading

'Tenants rights and obligations'. Alternatively you can obtain a paper copy at the Estate Office.

Garden News

Buckingham Mansion Front Gardens- The brick retaining wall in front of 1-9aBM has now been rebuilt and new soil has been added. Once the soil settles, James will reseed the slope and replant a small strip along the brick wall. Replacement plants have also been ordered to fill in where the privet hedge was damaged along West End Lane. James has drawn up a sketch of proposed plantings for the two lower front gardens, now that the major works are finished. The drawing will be posted in the entrances of the BM blocks and a copy will also be available in the Estate Office. The three remaining BM front gardens will be replanted once the major works programme is completed next year.

Marlborough Mansion West- Camden Council has given notice that they will removing the ailing Birch tree on Cannon Hill in front of 66-76 MM on October 15th and will replace it with another tree.

Hazardous Plants and Trees Tour- Further to the announcement in the August Bulletin regarding a tour around the gardens by James, we have so far only had one response. James would like to schedule the tour as soon as possible and has suggested sometime during the half-term period at the end of October to allow as many parents/carers and children to attend as possible. Please contact the Estate Office if you are interested in taking part in this tour.

A number of residents have commented on the paddling pools, bikes, and toys that have been left out in the central gardens this past summer. Going forward, items left overnight may be taken to the toy locker and can be retrieved from there. Please note that this is not intended as a tidying up service and please do not treat it as such.

Health and Safety

An incident occurred recently where a young child walked onto the middle of Cannon Hill from the central gardens. We like to remind parents and those who supervise children to be extra vigilant and to ensure that they know where their children are at all times.

"Flying Flower Pots" Reminder

Each year we have many cases of flowerpots being blown off window ledges. In recent incidents our Head Gardener has had a couple of near misses, and one large flower pot landed on a path where children frequently play.

Due to the danger to people passing by, it is the resident's responsibility to ensure that flowerpots and window boxes are safely secured so they cannot fall. Residents must also check that their 'public liability' insurance is up to date and adequate in case they have to meet a compensation claim. Nothing should be placed on or in the parapet walls and adjoining roof/gutter areas, as they frequently cause blockages in the drains and leaks into the flats below.

Security

A section on security issues has been added to the BAM web site in the Community section.

Recycling

There's no need to throw your used inkjet cartridges in the bin. Drop them in to Nikki at the Estate Office and she will send them off for recycling.

Looking for...

Nanny/Housekeeper available

Our fabulous nanny / housekeeper, Jovie, has free mornings now that both our children are at school. Jovie is an excellent housekeeper and is very good with children, having previously been a midwife. We cannot recommend her highly enough. She has first-rate references. Please contact Shari and Medhi Hessabi to discuss. Shari's tel number is 07785 952 683 and our email is hessabi@hessabi.com.

*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 BAM COM mailbox in the Estate office or call Graham Hamilton on 020 7419 1112.