

BAM BULLETIN

AGM

The Annual General Meeting of B.A.M. Estate Ltd was held on the 11th June. The AGM was well attended, and the formal part of the meeting was speedily concluded. As there were no new candidates standing for election, the three directors Esther Baroudy, Zammy Eshkeri, and Leon Ellenport were re-elected unopposed. The Board would like to encourage interested residents to run for election, and to contact the Estate Office about the possibility of attending a board meeting. The Minutes of June's meeting are available on the website and copies are also available from the Estate Office.

A wide ranging informal discussion followed which included:

- The length of our gas contract, which is currently fixed at two years.
- The rental yields on flats.
- The need for involvement in the broader community such as traffic calming in Cannon Hill, and extending the CPZ buffer zone.
- The request for a pedestrian crossing to be located at the junction of Finchley Road, West End Lane and Frogal Lane.
- The ongoing problem of fly tipping in the yard adjacent to the empty corner shop at corner of West End Lane and Finchley Road.
- The new pergola construction in the East garden to expand our mulch/compost capability.
- Cleaning/painting the inside of the lift shafts as part of the internal refurbishment programme.
- The possibility of changing the lease so leaseholders can have permission to put down hard flooring. The Board promised to look into this issue.

Garden Party

We were glad to see so many residents attend the Garden Party. The weather was good and everyone had an enjoyable time. Thanks to all the residents who helped set up the event and who prepared so many delicious dishes. A warm thank you also to the members of our staff; Graham, Nikki (and her mum), Andrew, Justin, George, Jim, David and Alan, who gave up their own time and worked so hard to make the event the success it was.

Frequently Asked Questions

Can we stop using plastic bags for our recycling?

The Environment Committee is looking into alternatives including biodegradable bags, and reusable council-supplied bags and boxes. We are also reviewing the recycling procedures to see how they may be improved.

Can we change the colour of the entrance doors on Cannon Hill to Black?

The entrance doors of 67-75 Marlborough Mansions have been painted glossy black as a trial. Originally the doors on the Estate were painted black and a few residents have asked if the entrance door colour could be changed from green to black on Cannon Hill. What do you think about it?

Please let us know by emailing Graham Hamilton at graham@bamestate.co.uk or making your comments in the "Comments Book" in the Estate office.

Why don't we have a BBQ area?

A number of residents have requested a bbq facility somewhere in the gardens. Residents views on this subject would be greatly appreciated, via email to Graham or using the "Comments Book" in the Estate office.

Garden News

October Leaf Picking Event

Our gardener James McArthur would like to arrange a leaf picking event in October in the Marlborough Mansions West garden, in order to save the Chestnut tree which is suffering from attack by the "leaf miner" moth. If you and/or your children would like to get involved, please look at the information boards in the entrance of your block as we will announce the date and time. If you want to send your children, depending on their age, they may need to be supervised by an adult. Other gardening activities will be scheduled in the future. For more details please contact Florence Zinzen on 07941 964 609.

Corner Garden at top of Cannon Hill

Due to the removal of the four overgrown blue cedars which were falling down, we are still open for your suggestions for plantings on this site. The two most popular ideas so far are to either replant with conifers, although with a smaller variety, or alternatively to plant a cherry tree, along with some seasonal bedding plants at its base.

Tree Maintenance

As discussed in the Open Garden Meeting on June 12th, we have applied to Camden Council regarding permission to reduce in size the large London Plane tree located in the top Marlborough Mansions West gardens, to the rear of 48-57 and 58-65MM. Its branches are now touching the buildings. The tree was last trimmed in 2003, and our arboriculturist recommended that it be pollarded in his 2006 report.

External Appearance

Our thanks to those residents who brighten our estate with beautiful window and balcony displays. We plan to hold a competition in the new year for the best BAM Estate floral display.

Residents should take care to avoid having laundry or other items hanging in windows or on balconies, as this detracts from the ambiance of the estate. It is also a condition in the lease that windows should be cleaned on a

regular basis. Should you need a window cleaner, please contact David Greene in the estate office.

Obstruction of Common Areas

We would like to remind residents that buggies, bicycles etc. should be kept in their flats or their lockers, and not left in the entrance lobby or on the lift landings.

No articles may be left on the staircases or landings, in the basement areas, or outside lockers or in the corridors to lockers or any other common areas, as they may constitute an obstruction, fire or other health and safety hazard. In accordance with the House Rules, any items so left may be removed by Estate staff.

Courtyard Repairs

Work has started on the repair and improvement of the split level courtyard between 76-85 and 86-95 Marlborough Mansions, and is expected to last several weeks. The initial phase which involves the removal of a large area of concrete is unfortunately quite noisy and we apologize to those residents who are directly affected.

Contact Us

The Estate Office e-mail address has changed to headporter@bamestate.co.uk
Telephone: 020 7419 1112

Looking for...

Babysitter Available- My name is Linnea and I live on the BAM Estate. I am 14 years old and would love to babysit for you on weekends. You can reach me on 0207 435 7010.

Giedre - 20 years old, from Lithuania, is looking for a job as a nanny, cleaner or mother's help. 07799 265 223.

*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.*