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BETTER LATE THAN NEVER

Spring has sprung
The grass has riz
Did you wonder
Where this paper is?

This issue of BAM Bulletin can only claim a Spring publishing date by the skin of its teeth, with the summer solstice due to come soon, but here we are at long last with news about the Estate.

In this issue of the Bulletin our main emphasis is on security. Living in flats has built-in advantages as far as security goes, but this doesn't negate the need for watchfulness and mutual care. There are simple things we can

all do to help promote the safety and security of ourselves as well as our neighbours.

Also in this issue you'll read about an innovative idea for increasing the amount of parking space available to us - well worth knowing about if you're anything like us....We practically throw a party when we manage to park within a block of home!

And there's some good news for parents of young children looking for some summer fun.

So read on, and do let us know if there are any topics you'd like to have covered in future issues.

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Bulletin

LET'S PLAY

BAM Estate residents with young children are invited to join a play club which is providing portable play equipment to use in our communal gardens.

A multi-purpose modular climbing frame and a rocking see-saw have already been purchased by the group, which also hopes to acquire a few other toys --the kinds of things many families don't tend purchase on their own.

The equipment will be stored in a basement locker when not in use, with club members being issued keys to gain access to the equipment. Members will also be responsible for putting the equipment away when they are not using it.

It is expected that the club will organise some regular play hours, but members will be free to use the equipment whenever they like.

A single payment of £25 per family will be put toward the purchase of the equipment, which will be suitable

primarily for children under the age of five. Residents whose children want to use the equipment will be expected to join, although occasional visitors will be welcome to play with the group.

The group would eventually like to acquire a permanent slide and swings for the gardens as reported in the last issue of BAM Bulletin, but at present there is neither adequate security nor funding for such a plan. That is why it was decided to use portable items.

With summer nearly here the club is eager to take in more members. So now is the time to let them know you're interested in joining.

Contact Peta Louise Jeffery on 435-0935 for more information.

DO YOU NEED HELP
with cleaning,
ironing, childcare?
Worker with good
references available
two mornings per week
until the end of July.
Call 431-1104

HIGHLY RECOMMENDED

In our last issue we asked if readers could recommend good contractors. Here's our list so far:

Decorating:

Victor Meek,
081-591-1657

Carpentry and Electrical Contracting:

Peter and Mark Culling
081-524-5741

General Contracting:

Glendinning
071-458-4422

Mr Alkan
081-445-5761 or
0860-708484 (mobile)

Builders

Lawrence Builders
081-459-7350

BAM Bulletin would be happy to print the names and telephone numbers of any other contractors you would like to recommend to your neighbours.

Just pass along any information you have about people who have

done a good job for you and we'll publish it. You'll be doing good workers a favour and helping your neighbours at the same time.

BRIDGE, ANYONE?

If you're tired of that desperate search for a parking space after going out for an evening of bridge, why not get together for a friendly game right here in the neighbourhood?

Call Sheila Lucks on
435-9130 if you're
interested.

FOCUS ON SECURITY

Residents will have noticed lately that security on the Estate has been stepped up.

The Directors have instituted these changes in response to consultations with our local crime prevention officer, Mike Stanley, who has recommended ways of reducing the potential for burglary and vandalism.

The new front door locks which have been installed throughout the Estate are more secure than the old ones, with each entrance having a different lock. Any duplicate keys you may require must be ordered through the Estate Office.

Our old front door keys will continue to open the gates leading into the gardens, so you should keep hold of at least one of them.

The directors are now negotiating for the installation of video entryphones as a further security improvement, and more information about this will be available soon.

Residents on the west side of Cannon Hill have had new floodlights installed to illumine the gardens after dark.

Fences at the back of these gardens have now been repaired, and efforts are being made to close off the entrance to the gardens from Finchley Road, thus making it less likely that strangers will wander into the gardens.

BAM Bulletin wonders if there might be a way to secure the gardens on the other side of the street, although this will be more difficult to achieve given the necessity for access by service vehicles.

AND WHAT ABOUT YOU?

With the Estate taking measures to ensure our collective security, it's worth considering what you can do as an individual to make you and your family less vulnerable to crime.

P.C. Dominique Szczepanski (he says we can call him

"Dominique") is our local Home Beat police officer, and he -together with our Crime Prevention Officer Mike Stanley - is eager to help us tackle local crime problems in our neighbourhood.

Dominique has offered to meet with interested residents to show them a video film about household security and to answer any questions they might have about current crime trends as they relate to our area. He can be reached on 071-431-1212 ext 46863 and is eager to hear from anyone who would be interested in attending such a meeting.

Mike Stanley can provide people with detailed information about everything from window and door locks to modern alarm systems as well as crime prevention in general. His telephone number is 431-1212 ext 46870.

During a recent interview with BAM Bulletin, Dominique and Mike observed that knowing your neighbours is one of the most

effective deterrents to crime.

"Neighbourliness is really the most important thing," remarked Dominique. "It's been shown that people who are actively involved in Neighbourhood Watch schemes, for example, have fewer burglaries, because they are watching out for each other and are alert to crime problems."

Here are a few of the tips that surfaced during the interview:

- Ideally your door will have a good quality automatic deadlatch cylinder lock one third of the way from the top of the door and a 5 lever mortice deadlock one third of the way from the bottom of the door. A metal strip should be installed to strengthen these locking points.
- Being up high in a stair doesn't diminish the need for these security measures. People

who want to break into front doors will naturally gravitate upstairs because they feel they are less likely to be noticed the farther they are from the front entrance.

- When you go away on holiday leave a set of keys with a neighbour you can trust or with the Head Porter Tony Hill, who holds a great number of keys. Let the police know who is holding your keys so that they can gain access in an emergency. Keyholder cards can be filled out and left at our local police station on Fortune Green.

- Burglars love open windows. Be sure yours are shut when you go out.

- Bogus callers are on the increase in this area, and they are conning not just the elderly but young people too. These thieves get into people's homes on

false pretences and then grab money and valuables before making a quick exit. Be sure you see a proper I.D. card before letting anyone into your flat. Also, be sure whom you are letting into the main entrance..."If in doubt keep them out."

- Door chains are for use only when you are opening your front door, giving you thinking time before you let someone in. Leaving the chain permanently latched while you are inside can be a safety hazard.

Dominique and Mike noted that burglary and car crime are the two worst problems in our area. They said the public is invited to a car crime prevention display to be held at the Honda dealer on Fortune Green June 27 and 28.

BOARD NOTES

Three flats owned by the Estate are now being let, with a

fourth flat nearly ready for occupancy. A fifth flat is also being refurbished for the purpose of renting it out.

(Revenue from these rentals, together with tight controls on expenditure, have enabled the directors to keep our new service charges at last year's levels. Bravo!)

* * *

The former Barclays Bank premises at the top of Cannon Hill have now been refurbished and it is hoped that a suitable tenant has been found.

* * *

A study has been done to assess the feasibility of constructing a subterranean car park beneath the east gardens, and the directors are now keen to learn how much demand there would be among shareholders for the purchase of car parking spaces.

The car park would have about 120 to 160 spaces, each with an

approximate value of £10,000 each.

The garden would need to be taken up for one year while the car park is being built but the landscaping would be fully restored when the project is completed.

Comments about this idea are welcomed by the directors or the Company Secretary, Hanna Jedwell, at 435-7265. They are particularly interested in hearing from people who would be interested in purchasing a parking space should the idea become a reality.

* * *

The monthly surgeries that were being held by the directors earlier this year have been temporarily suspended because few people attended them.

Board Chairman Simon Lebor says that if there is sufficient interest the surgeries will be reinstated, possibly at a different time if that is more convenient for residents. He adds that the board would be happy to establish some

other means for residents to air their concerns and questions if the surgeries aren't continued.

"Unless people speak up we can only assume they are happy," says Mr Lebor. "We really do appreciate any feedback the residents have to offer and are eager to hear from them."

* * *

Continuing efforts are being made to obtain the required number of consents for changes to our hot water system. Those who did not reply to the board's questionnaire on this subject or who said "no" to the idea of changing the system are being approached for individual discussions on the matter.

* * *

Congratulations to Julie Roach, the former secretary in the Estate Office, who gave birth to baby Natasha on the 14th of May...and a warm welcome to the new secretary, Leila Hsuan, who joined the office in March.

IT'S A PARTY

Be sure to mark your diary for Thursday, 2 July. That's the date of our annual Garden Party - an event not to be missed.

The Estate will provide drinks and some other refreshments for the party, but incredible edibles from party goers are always a welcome addition to the festivities.

The party will take place from 5 to 8 p.m. and you are all invited. This is a great opportunity to see your neighbours, so be there!

BAM BULLETIN

is published quarterly for residents and shareholders of BAM ESTATE.

Letters, comments and advertisements should be sent to Joanie Phaup, Editor, 89 Marlborough Mansions or telephone 794-3128.