



Your management company managed by the residents

I hope you had a good Christmas and are looking forward to the New Year.

I am afraid it's the time of year when you receive all your annual bills and the management company charge is no exception. In accordance with the contract you signed when you purchased your property you need to pay your contribution towards the maintenance of the areas of the estate that are not adopted and managed by the local authority.

## **No increase in estate management charge**

We have managed to maintain the estate charge at just over £95.

## **5% Saving**

Once again we are offering a 5% discount if you register to receive correspondence by email and pay your account in full by the end of January. This is not applicable to old debts or ground rent.

## **Monthly payment option**

We also provide the option to pay by monthly standing order and a form is attached for you to complete if you wish to do this, however you will not receive the 5% discount if you pay monthly.

## **Low cost management charge for flats**

Overall the total management charge has reduced by just over 10% and this is mainly in the cost of maintaining the flats. The charge for the flats includes maintenance of the communal areas, insurance and maintenance of the external structure of the building. For the flats over the garages there is an increase because we omitted to include for any maintenance or reserve costs last year. Invoices for the first half of the ground rent are also attached and a separate standing order form is enclosed for this.

## **Debtors**

I am pleased that almost everyone on the estate has settled their outstanding account and there are now only a couple of residents who are prepared to let others pay for the benefits they receive. We shall be taking legal action against these people and it will cost them a lot more in the end.

## **Thursday 14<sup>th</sup> April**

Please book Thursday 14<sup>th</sup> April in your diary for our AGM at All Saints Church Hall.

## **Your email address**

If you have not done so already don't forget to register your email address online and pay your management charge by the end of January to receive your 5% discount.

Rob Harris  
Chairman