



Merry Christmas & A Happy New Year!

CHANGE OF DATE FOR 2018 SERVICE CHARGE PAYMENT

As part of our on-going commitment to improve our service to residents we have decided to delay the invoicing of the 2018 service charge by one month – **payment will now be due on or before Friday 2nd March 2018.**

We have maintained the **5% discount** that will apply to **ALL** service charge payments received **up to and including the 2nd March 2018.**

We are making this change to coincide with the February/March absence of some household bills and to move the payment a little further away from Christmas, which is always an expensive time.

To recap –

- Invoices will be dated and sent to residents on 29th January 2018
- 5% discount to apply to all payments received up to and including 2 March 2018
- Invoice continues to cover the 1st January – 31st December 2018 period
- The first bi-annual invoice for Ground rent will also be included in the invoice dated 29th January 2018

ESTATE IMPROVEMENTS

The Committee has been very proactive this year in making many improvements to the Estate. Residents who come along to next years AGM will be able to see before and after photographs of some of the work carried out.

A few to mention would be the work carried out at Folland Close, this area has now been transformed and is an improvement to the appearance of the close.

The Balancing pond in Thomas Road was completely cleared of foliage and has been assessed by experts to ensure, we as a committee, are aware of our responsibilities.

Signs are on order for the Culvert, balancing pond, bin stores, to make children aware of the dangers of water and climbing on the top of the bin stores.

FLATS

Consultation was carried out during the summer months with all leaseholders. Painting of all the common areas has begun, this work is due to be completed late January. Once this work is completed the overhaul of the bin stores will commence. All the electrics have been checked in line with KGMC obligations and fire notices updated.

The Committee would like to thank the residents for their support and input over the year and we look forward to seeing you at the AGM next year (date yet to be arranged) where we will have on display a selection of improvements that have been made since last years AGM.

If you wish to contact the directors, please email us at :- admin@knightsgrove.co.uk

Knights Grove Management Company
Your Management Company Managed By The Residents