

QUEENSWOOD MANAGEMENT ASSOCIATION NEWSLETTER

Issue 4, November 2004

Gardener's World

Based on the response to our question in the last newsletter, we will be sticking with our low-maintenance approach to the gardens.

Our plans include:

- more than 1,000 daffodil bulbs are being planted to provide a bright, colourful background in the spring;
- a range of spring-flowering shrubs is being planted;
- looking to the longer term, annuals and other plants that are coming to the end of their useful lives are going to be replaced with perennials and flowering shrubs;
- trellises have been installed on a number of previously-bare walls, and climbing roses & pyracanthus bushes will be trained to grow up them.



As agreed at the AGM in September, residents are most welcome to assist in the gardens but all efforts must be co-ordinated with our gardener, Nigel.

Nigel is working on a long-term plan for the gardens in conjunction with the board. We expect to publish further details about this in the next edition of the newsletter.

Wildlife

Rats and other rodents continue to be a problem, albeit a minor one. You can do your bit in keeping them down by careful disposal of waste food, and by not putting food out on the ground (or anywhere else that a rat might be able to reach) for birds.



We are being helped in keeping the rodent population down by the urban foxes that visit us occasionally from Wanstead Flats. So please don't put food out for them, either – we don't want to encourage them to turn their attention away from a tasty rat or two for supper.

QMA Board

Board members and their block responsibilities are:

- Block A – Kim Crosby (Treasurer - Flat 83)
- Block B – John McElarney (Chairman - Flat 75)
- Block C – Griff Griffith (Company Secretary - Flat 105)
- Block E – Pauline Thurman (Flat 137)
- Block F – Len Kerridge (Flat 135)

You can contact the board by dropping a note to them, or leaving one addressed to them on your own block's notice board. If you want to contact us about any company administrative matters, please write to the Company Secretary at our registered address: 164 Cranbrook Road, Ilford, Essex, IG1 4NR

Work in the Pipeline

INTERNAL DECORATIONS

The majority of the work has been completed. The contractors are now working through their list of outstanding items. We hope that you share the board's view that the quality of the work – and of the workmen – has been excellent

CARPET CLEANING

Once the internal decorations have been completed, all carpets in common passageways will be professionally cleaned.

DAMAGE PREVENTION

Steel bollards are going to be erected by the Block F bin-storage shed and various garage block end-walls to protect them against damage from reversing vehicles.

"We're a small community - let's be proud of it"

Share Certificates

The share certificate replacement programme approved at the AGM is well advanced. However, nearly 50 certificates have still to be issued, as we are waiting for shareholders to provide their information – or in some cases to complete the transfer from the previous owner.

If you haven't yet been in touch with Griff Griffith with your details, please let him know as soon as possible so that your share certificate can be issued. At present, replacement shares are being issued at no cost to the shareholder, but after the end of December, there might have to be an administration fee unless there is a good reason why your details could not be provided earlier.

Noise & "Clutter"

There are two subjects on which the board gets more complaints from residents than any other.

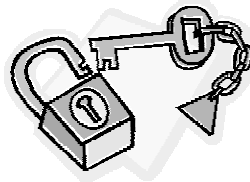
The first is noise – banging doors, loud conversations in the passageways, loud music, clanking exercise equipment and domestic appliances running late at night being the most frequent annoyances. Please remember your fellow residents and be considerate – and please make sure your visitors are considerate, too, particularly late-night callers

The second problem is "clutter" being left in the common passageways. In just the past few weeks, push-chairs, prams and bicycles have been found. As these obstruct the passageways, not only are they an eyesore but they can also invalidate the individual block's insurance. We will take steps to remove any items that are causing an obstruction.

But the problem isn't limited to bulky items. Some residents leave bags of domestic waste and muddy boots & shoes outside their front doors. These too are not only a breach of the lease terms but also an eyesore. Please think of other residents and keep your rubbish and dirty footwear to yourself.

Watch out – there's still a thief about!

Security is an ongoing concern. As most of you will know, a significant number of garages were broken into just over a month ago. We noticed whilst making an initial inspection that a number of the garages had padlocks fitted but they were not being used.



If you have padlocks on your garage door, remember to use them. If you haven't got padlocks, then we suggest you give serious thought to fitting them. If enough residents want them, we might be able to negotiate a discount for a bulk supply of locks.

On the subject of security, please be watchful and report any suspicious activity to the police. Call them on 999 if you think it needs immediate response, or on 020 8551 4211 for Ilford Control.

And please make sure that the entrance door to your block is closed properly behind you whenever you go out or come in.

We Value Your Comments

As always, if you have any constructive ideas or comments about this newsletter, or what's going on at Queenswood Gardens generally, please don't hesitate to let one of us know.

All we ask is that you put your thoughts on paper; it will make it easier for your ideas to be distributed to board members for consideration at our meetings, and it will also ensure that we don't forget your comments – we're only human!

Disposal of Household Rubbish

Sorry to have to hark back to this, but despite previous reminders, some residents are still dumping large household items in the bin-storage areas – or worse, outside on the pavement or in the gardens. Redbridge's refuse disposal contractors will not take these items away with ordinary household waste. Residents must make arrangements for proper disposal themselves.



If you need to get rid of such items – old fridges, washing machines, baths, sofas, and so forth – please call Redbridge Council on 020 8554 5000 to arrange for disposal. It will only cost you around £12 - £15 (much less than it would cost QMA Ltd, as we would be charged at commercial rates, not private resident's rates).

AGM Query

At the AGM on 3rd September, Mrs Roz Greene raised a query regarding the increase in gardening costs recorded in the company's accounts for 2003-2004. We promised to look into this and let you know the reason for the increase.

Our auditors have now reviewed this item, and tell us that £5,520 for the new dustbins and approximately £1,000 for alterations to the bin storage sheds had been included in the gardening account by mistake. Sorry!

Car Parking

You are reminded that under the terms of the lease, residents may park only **one, private, car** in Queenswood Gardens.

Commercial vehicles can only be parked in the allocated bays near to the main entrance. Your co-operation will be appreciated by all of your fellow residents.