



“Montreaux Matters”



The newsletter of Montreaux Apartments, December 2014

There have been residents who have recently moved into Montreaux – to you we say ‘welcome’ and hope that your experience in our apartment complex will be a pleasurable one.

SEASONS GREETINGS FROM YOUR BODY CORPORATE COMMITTEE

Since our last newsletter:

- Pool heat pump issues resolved (see separate item).
- Quotes received for repainting common areas and work to commence early new year (see separate item).
- Discussions undertaken with BA owners re their commercial tenant, including signage and access to common areas.
- Investigations ongoing regarding installation of new garage door sensors to prevent closure on vehicles entering/exiting.
- Increase in number of occupants moving in and out.

BUILDING MANAGEMENT

Contact Ange Corderoy (Ph. 04 472 5746 or 027 824 2200, email ange@oxygen.co.nz) for any building management tasks including provision of proxy tags, reading electricity meters, moving in or out of the building, storage lockers, etc.

OWNERS AND TENANTS REGISTER

Recent weeks have seen a noticeable increase in the number of “moves” taking place. Occupants moving out (and in) are reminded to contact the Building Manager to arrange for the lift covers, lift lock-off key and necessary inspections.

New occupants - for legal, security, and safety reasons our Montreaux register must contain the names and contact details for all persons living within the building, along with all owner details. It is also important for communication with owners and tenants. When tenants change, it is the owner's responsibility (or their agent) to provide complete details to denise@oxygen.co.nz as soon as possible.

SWIMMING POOL

On the advice of two pool experts from Auckland, the BCC recently commissioned Temperature Solutions to install a fan in the roof cowling of the heat pump to improve performance and hopefully overcome the problems that have been experienced in terms of the pool temperature. Since the installation of the fan, there have been no further problems.

COMMON AREAS UPGRADE

The BCC is advancing a decision of the BC made at the AGM to replace the flooring and repaint the common areas. The common area carpet will be replaced with the same tiles as in the ground floor lift lobbies which were agreed by the previous BCC following proposals from three interior consultants (successful proposal was received from Libby Beatie).

The BCC has agreed that the walls and doors will be painted a consistent colour throughout Levels 1 to 10 floors in both Towers, to assist with ongoing maintenance. In addition, the recreational areas, the stairwells and garages will also be repainted. Work will commence in the new year.

COMMERCIAL UNIT BA

After being vacant for over three years it's great to have a new tenant in the lower commercial unit. We welcome Cogent Technologies to Montreaux and wish their business venture in this part of the city well.

FIRE ALARM AND SPRINKLER SURVEY

Thank you for your cooperation with the annual fire alarm and biennial fire sprinkler surveys undertaken recently. There were some remedial actions required and affected owners have/will be advised. If you are having painting undertaken, please ensure paint is not splashed onto the sprinklers as this may lead to sprinklers having to be replaced at a cost to the owner.

POOL ROSTER VOLUNTEERS

We expect to see an increase in the use of the pool over the summer months. We have a roster of volunteers who check the common area facilities each evening for a week at 10pm to ensure the lights are switched off etc. The more volunteers we have reduces the number of weeks in the year that someone is “on duty”. We would be grateful for any residents willing to assist with this task - contact Sue Holman at sue.holman@gmail.com

BODY CORPORATE COMMITTEE NEWS

We are disappointed to have lost one of our members, Jason Gaskin, who as recently moved to Australia. Contact details for remaining members are on the Montreaux website.

VACATIONS

Before you leave on vacation, it's a good idea to let a neighbour know you'll be away. Making them aware of your absence and how long you're away – and even where you are going – is a good way of taking care of each other. It's also a good idea to:

- Ensure the only windows left open are those under cover
- Ensure everything left on your balcony can withstand the Wellington weather!
- Cancel your mail delivery and newspaper subscription
- Turn off the water supply to your washing machine
- Check all your taps and toilets
- Unplug your TV and other electronic devices
- Take out your rubbish.
- Dispose of live Christmas trees yourself -not to be placed in the rubbish room.

Note: If you are going to be absent for three (3) weeks or more, to comply with the Unit Titles Act 2010, you must advise the BC Secretary and provide them with a contact person's name and contact details. This person, who should hold a key, will act as your “authorized agent” in any matter concerning your unit.

REMINDERS:

- **Pool** – Parents are reminded that children under 14 years are not to be left in the pool area without adult supervision
- **Lifts** - If the lift goes 'out of order' please in the first instance phone the Building Manager (Ange) on 027 8242200 or the BC Chairperson (Brian) on 021 0695395. If you can't make contact with either of these persons then phone Schindlers.