

“Montreaux Matters”

The newsletter of Montreaux Apartments, July 2016

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. To some long term residents who will be departing shortly we say ‘farewell’ and all the best for your future.

BODY CORPORATE COMMITTEE

A new Body Corporate Committee was elected at the AGM on 14th June. Members of the BCC are:

Brian Robb (8B) (Chairperson)	John Watson (10E)
Kathryn Hill (4G)	Margaret Fitzgerald (10D)
Liz Pfahlert (10I)	Michael Campbell (5G)

Contact details are on the website www.montreaux.co.nz and notice board in Rubbish Room.

We say a big ‘thank you’ to those committee members who stepped down, i.e. Tania Werder, Sue Holman and Andrew White.

Since our last newsletter:

- Alive Building Solutions have been appointed as our building management company. Please see contact details below.
- The annual fire alarm and biennial fire sprinkler inspections have taken place.
- The proximity tags have been audited.

Coming up:

- The glass repairs after the glass fall from L10 will take place in the week of 25th July.
Note: the BCC is investigating a replacement material for the L10 glass panels.
- The lifts are having an internal refit beginning with the South lift in the week of 1st August. The North lift will be done the following week. *If you have issues with shifting during this period please contact the Building Manager.*
- A health & safety assessment of the building.

Note: If you require a **bike rack, wish to install a locker or are requesting a proximity tag** (forms available on Montreaux website), please apply in hard copy and place completed application forms in the BCC letterbox.

BUILDING MANAGEMENT

Contact Justin Leonard (Alive Building Solutions, Ph.027 2844858, Justin@alivebuildingsolutions.co.nz) for any building management tasks including reading electricity meters, moving in or out of the building, etc..

Contact Anita Reinecke (Anita.Reinecke@oxygen.co.nz Ph. 04 6191017) for Secretarial matters.

OWNERS AND TENANTS REGISTER

Owners and agents are reminded that for legal, security, and safety reasons our Montreaux register must be up to date. It is also important for communication with owners and tenants. ALL new and change of details of tenants and agents should be provided to Anita.Reinecke@oxygen.co.nz

JUSTICE OF THE PEACE SERVICES

Ron Mc Naught of Unit 10B is willing to provide JP services to residents of Montreaux (not ‘outsiders’) during weekdays only. He can be contacted either by phone 021443242 or email r66mcnaught@gmail.com

POST BOX

The post box in the foyer (directly opposite the seat) to take oversized packages that won’t fit in letter boxes is working well. NZ Post and Courier Post place a yellow notification card in a resident’s letter box when they deliver packages (please return the card to the container in the box).

GARAGE PARKING

We are no longer using Valley Parking to clamp cars due to a change in their contract requirements. We have had no reports of any problems recently. Residents are reminded that there is no allocated Visitor parking and that contractors working for owners must park outside the building unless you can provide a car park for them.

LEVEL 9 AMENITIES ROSTER

We thank Sue Holman (10G) for continuing to organize the roster of volunteers to undertake the security check, including that lights on level 9 are off once the facilities close at 10pm each night. We would be grateful if any other residents who could help with this task would volunteer to be rostered onto a weekly duty. Please contact Sue sue.holman@gmail.com

SOME REMINDERS

- For information regarding **Montreaux** go online – www.montreaux.co.nz
- **Moving:** A minimum of 3 days’ notice to the Building Manager (Justin) is required when moving in or out and ALL moves must be done through Level B2.
- **Alterations within apartments** such as installation of heat pumps; double glazing of windows; re-tiling of showers, kitchens and floors; and other physical changes, should be notified to the BCC by filling in the form on the Montreaux website and placing in the BCC letterbox.
- Now that winter has arrived **dampness in units** can be overcome by (i) using the extractor fans; (ii) leaving upper windows partially open; or (iii) by purchasing a dehumidifier.
- Draft stops attached to the outside of doors are against the Montreaux Rules – you can place them inside your unit.
- If you **hire your carpark** to an outside person you must inform the BCC so that their prox tag is programmed to the specific garage only, not for entry to and from The Terrace doors.
- If you have repainted your apartment, surplus paint can be stored in the B3 paint store – contact BCC Chairperson or Building Manager.
- Please break down cartons and cardboard boxes before you place them in the recycling sack to maximise the room available for cardboard.

WISE PIECE OF ADVICE

Residents should arrange for a friend or landlord to hold a spare key and proxy tag in case they accidentally lock themselves out of the building. In such situations keys won’t be accessed from the Security Key Cabinet.

