

“Montreaux Matters”

The newsletter of Montreaux Apartments, February 2015

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.

HIGHLIGHTS

Since our last newsletter:

- Refurbishment of common areas is now underway
- New B2 garage door sensor to be installed to prevent closure on vehicles entering/exiting
- Pool heat pump fan installed but further action required to correct unexpected vibration impact in level 10 apartment
- UFB installations to apartments increasing
- There has been a change of plumber from McGlones who have closed, to Mander Plumbing (04 4787226)
- Concern about the number of occupants moving in and out without following the required moving procedures.

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..

Note that the Building Manager is now located at Oxygen premises on the corner of Willis and Vivian Streets.

BUILDING ACTIVITIES

- Building wash – commencing Thursday 26 February
- Laying of carpet Common Areas – commencing South tower on Tuesday 3 March

MOVING PROCEDURES

There have been a number of “moves” taking place where occupants have not followed the required procedures as set out on the Montreaux website and in the Handbook. Occupants moving out (and in) are required to contact the Building Manager to arrange for the lift covers, lift lock-off key and necessary inspections. Moves must be made through level B2. All of this is important to prevent lift malfunctions and ensure that disruption to all residents is minimized.

NEW OCCUPANTS

For legal, security, safety reasons and communication purposes, our Montreaux register must contain the names and contact details for all persons living within the building, along with all owner details. Please communicate any changes to denise@oxygen.co.nz.

SWIMMING POOL

Our last newsletter advised of the installation of a fan into the roof cowling of the heat pump to improve performance and overcome the problems relating to the pool temperature. Unfortunately, a side effect has been an unacceptable vibration impacting on a level 10 apartment. The BCC took this matter seriously and is addressing this issue with urgency, i.e. the fan will be relocated on 24 February.

We also remind residents that NO GLASS is allowed in the pool area for obvious health and safety reasons – there was a recent incident which, apart from someone being badly cut, has resulted in tenants paying for the commercial cleaning of the carpet. If you see anyone in the pool area with glass, please remind them of the dangers to pool users and the possible consequences.

BATHROOM LIGHT FITTINGS

Tubes for the original fittings are not available. If your tube blows you can either get a new fitting or have an LED strip with a driver installed, as a replacement.

ANNUAL MEETING

The BCC is making preparations for the Annual General meeting which will be held on Tuesday 26th May at 6.00 pm at Meetings on The Terrace – a notice will be sent to owners. Meantime, please think about offering your services to serve on the Body Corporate Committee – many hands make light work!

COMMON AREAS UPGRADE

Repainting of common areas is underway and re-carpeting is due to begin this month. Thank you for your cooperation while this work is underway. The pool area (theatre, pool and gym) will be closed for repainting from Friday 27 February – watch for a notice in the lift regarding timing of the closures.

WINDOW CLEANING

If you would like your front windows and doors cleaned at a reasonable price you can phone Steve Corney who cleans the pool windows for a price and an appointment.

UFB INSTALLATION

Residents who have had UFB installed provide the following information for those considering UFB in their apartment. It can be a time-consuming and complex process!

ISPs will generally install UFB at the lowest cost to them – this means installing the cabling through the plastic conduits (as per the foyer areas) within your apartment. If you do not want to have conduits exposed on your ceilings/walls then you can get an electrician to run the cabling (supplied by the ISP) inside the ceiling cavity and out the wall to where you intend to mount your modem and UFB box (suggestions are inside hall cupboards). This will require at least two power points to be installed (for modem and UFB box). If you have a landline you will require three power points. Electrician cost is likely to be a one-off cost of \$500-600.

Then your ISP needs to come back and install the UFB box etc. Expect the process to take at least two days! But the result is arguably worth it!

REMINDERS

- Bicycles are NOT PERMITTED in lifts or apartments due to possible damage to common areas. There are bike racks in the garages available to residents for storing bikes. Please contact Brian Robb 8B to apply for a rack (form on website). Reimbursement will be sought for any damage to common areas. Racks are only provided for residents, not visitors.
- If you activate the fire alarm in your apartment accidentally, you can cancel the alarm by pressing the alarm silence switch next to your entrance door. Open balcony doors and switch on the extractor fan to speed up the process.

- If you find the lift out of service please phone the Building Manager or BC Chairperson so that Schindlers are informed and lift service is restored as soon as possible.
- If you are impacted by excessive noise levels please speak to your neighbor/s first before contacting a BCC member.
- The only bbq's to be used on balconies are gas ones – charcoal bbq's present a fire hazard and are prohibited.
- Apartment entrance doors act as fire doors and should be kept closed when not entering or leaving your apartment. Could you also (i) refrain from hanging anything permanently on the outside of the door; and (ii) not fix permanent draft stops to the bottom of the door as this impedes air flow into the lift foyers.
- The contractor parking space by the rubbish room is only for contractors on Montreaux BC business, not for those contractors working privately on behalf of residents.

www.montreaux.co.nz

Have you checked out the website lately? It's been upgraded and contains everything you need to know about living in Montreaux.