

"Montreaux Matters"

The newsletter of Montreaux Apartments, November 2016

New residents who have recently moved into Montreaux – ‘welcome’ we hope that your experience in our apartment complex will be a pleasurable one. Please ensure you get a chance to read and familiarise yourself with our rules that are published on the Montreaux website. To some long-term residents who will be departing shortly we say ‘farewell’ and all the best for your future.

We all experienced a very frightening shake up with the recent earthquake and we hope you are all feeling ok, and haven’t lost any precious pieces. It is really pleasing to be able to report that the Montreaux building has performed well, and you can take comfort in that. An independent engineer’s ‘walk through’ has stated that the building is fit for occupation. The BCC and Building Manager are seeking your feedback re individual apartment damage.

BODY CORPORATE COMMITTEE

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

Since our last newsletter:

- The pool circulation pump has had parts replaced and there have been no further issues
- Health and Safety NZ have completed the hazard assessment of the building and once the report is reviewed we will provide a detailed summary to owners.
- There has been a sweep of all common area lighting with bulbs replaced where necessary. In some areas of the garage car park owners have been notified to move their cars if they want bulbs changed.
- A building wash is presently being carried out

Coming up:

- Light fittings on three floors L8, L9, L10 in the South Tower will be replaced to provide continuity of design and those lights still in good condition will be used as spares to cover other floors with the odd failed light.
- A clean to be undertaken to the entrance of B3 garage and the area between the rubbish room and carparks on B2

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

GARAGE EXITING AND ENTERING

There has been some concern expressed by residents in regard to entering and exiting the garages. It is noted that it can be difficult for residents to back up into the lane when there is a car at the garage

door coming out. We ask all residents to be cautious and courteous when entering or exiting the Garages. The Body corporate has also approached the WCC to enquire if it is possible to have a 30Km sign erected in Kumutoto Lane.

LEVEL 9 AMENITIES – A strong reminder.

- Level 9 amenities are for the enjoyment of all tenants and as such cannot be treated in the same way that private ownership of such facilities might be. There has been a major breach of our building community rules with regard to the pool recently with some tenants choosing to have a Pool party where guests were supplied with alcohol and glass bottles were left around the pool. Guests were also smoking. This is completely unacceptable behaviour and indicates a lack of respect for other residents. Please be assured that this has been dealt with appropriately, ie. owner communicated with, offending tenant spoken to by BCC member, and costs incurred on charged to owners.
- We are always seeking volunteers to help with the 10pm check of the Level 9 facilities. If you can support this initiative Please contact Sue sue.holman@gmail.com

DRUG TESTING PROTOCOLS - CONTAMINATION.

- Insurance around this issue has risen considerably and body corporates are required to ensure that due diligence is practised. Protocols for Montreaux will be developed, which may involve signage around the building advising all residents that the building will be subject to inspections for drugs. Details will be sent to owners in due course.

PETS IN YOUR APARTMENTS

- Please would all residents read the rules around pet ownership. A breach of the rules has come to our attention thus the necessity for this reminder. If you are in breach of the rules please talk to the BCC as to your plan to rectify this.

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; installation of UFB; 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

