

"Montreaux Matters"

The newsletter of Montreaux Apartments, December 2013

We would like to wish all residents a very Happy Christmas and the very best for the New Year. 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.

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 prox tags, reading electricity meters, moving in or out of the building, storage lockers, etc.
Contact Claire Winter (Claire@oxygen.co.nz, Ph. 04 619 1027) for Secretarial matters. For urgent matters over the next three weeks contact Virginia, email Virginia@oxygen.co.nz

BODY CORPORATE COMMITTEE

The BCC has recently completed these tasks:

- EQC inspection of those parts of the building affected by the July and August earthquakes and subject to claims.
- Replacement of the common area lights with LED sensor lighting.
- Sprayed the weeds behind the building.

Tasks under action include:

- Proceeding with the building becoming an 'embedded electricity network' (see statement below)
- Investigation of bringing UFB into the building.
- Remedial work on pool heat pump to improve pool heating (see statement below).
- New 'Fire Evacuation' notices for apartments.
- Re-glazing of basement lift foyers.
- Plan for refurbishment of ground floor lift lobbies in 2014.
- Reprint of the Montreaux Handbook for 2014.

Members of the BCC are: - Brian Robb (Chairperson), Heather Clinton, Don Leighton, Barry Jackson, Sue Holman, and John Watson (Contact details on website).

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 in terms of communication with owners and tenants. ALL new and change of details should be provided to Claire@oxygen.co.nz

POOL MAINTENANCE

- As you may be aware we have had problems with the heating unit. As a consequence people using the pool have experienced fluctuating temperatures.
- We are pleased to inform you that Capital Pools will commence the repair work on the pool starting the 6th January 2014. This includes additional piping to increase the water flow so the heat pump will work efficiently, and replacement of the sand in the filters.
- The work will take approximately 5 days and during this time the pool will be closed.

SOME REMINDERS

- The **Montreaux Handbook** is a valuable source of information - you should refer to it or go online – www.montreaux.co.nz
- **Rubbish Room:** Recycling requires cardboard boxes to be broken down before being placed in or beside the recycling wool sack.
- **Moving:** A minimum of 3 days' notice to the Building Manager (Ange) is required when moving in or out and ALL moves must be done through Level B2.
- **Car parking:** The Rules are very clear on this matter, i.e. you do **NOT** allow or have authority to permit friends/ visitors to park in the garages unless you can provide a legitimate car park for them, e.g. make an arrangement with a neighbour whose park may be available.

EMBEDDED NETWORK

Kinetic Networks Limited have recently been in negotiations with Montreaux Body Corporate to implement and operate an Embedded Electricity Network within the building to generate savings for electricity by the Body Corporate.

We are pleased to let you know that an Embedded Network will be installed on **Thursday 23rd January 2014 between Midnight and 6am**. During this time, the power will be switched off to the entire building. The time has been chosen to allow for minimum disruption to the residents of Montreaux. The effect of a power outage means that the lifts will be out and common area lighting will not work. Your apartment will also not have electricity during this time. Please exercise caution if you need to move through the building during that time and use a personal torch. The power will come back on before 6am on the 23rd January meaning that alarms and clocks may need resetting.

IMPORTANT NOTE: Please let Ange Corderoy, Building Manager, know if you have any medical conditions that require power to the building (Ange can be contacted at ange@oxygen.co.nz or 027 824 2200).

The Embedded Network will then go live on the 1st February 2014. As an owner or tenant of an apartment at Montreaux you should not experience any other inconveniences outside the installation date and times. After that, it should be business as usual with whomever your current electricity provider is. If in the unlikely event you experience any problems please contact Mike Drummond at Kinetic Networks 021 632 642.

