

“Montreaux Matters”

The newsletter of Montreaux Apartments, June 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.

BODY CORPORATE COMMITTEE

A new Body Corporate Committee was elected at the AGM on 26th May.

Members of the BCC are:

Brian Robb (8B) (Chairperson) Sue Holman (10G)
Tania Werder (9D) Andrew White (9F)
Liz Pfahler (10I)

Contact details are on the website www.montreaux.co.nz.

BUILDING MANAGEMENT

Contact Ange Corderoy (Ph. 04 4717520 or 027 824 2200, email ange@oxygen.co.nz) for any building management tasks including reading electricity meters, moving in or out of the building, etc.. Ange has relocated back to 163 The Terrace.

Contact Claire Winter (Claire@oxygen.co.nz) Ph. 04 6191027) 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 Claire@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 over-sized 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 (the card should be returned to the container in the box).

GARAGE PARKING

Since the notification of clamping of illegally parked cars and signage being erected we have had no reports of any further problems. We sincerely thank residents for cooperating with the parking rules. 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, i.e. they cannot park on the common area.

BICYCLE RACKS

The bicycle register, with racks being allocated by number is working well. If you require a bike hook please apply using the appropriate form available on the Montreaux Website. The form is to be placed in the BCC letterbox (in North foyer letterboxes). Bicycle hooks are allocated to a person, not an apartment. Please see MX Handbook for further details.

ANNUAL FIRE ALARM INSPECTION

Please be advised that the annual fire alarm inspection, part of our building warrant of fitness, has been scheduled for Wednesday 10th and Thursday 11th June starting at 10.00 am on Wednesday on Level 10 south tower (taking about 30 minutes per floor) and moving onto the north tower when complete. The balcony wash will also be undertaken along with ventilation units on levels G to 5. On these days Kensway, etc. will access your unit to visually inspect the fire alarms with a key from the Secure Key Cabinet. The inspections, etc. will take approximately 5 minutes. If you wish

to be present during the inspection you will need to calculate the probable time they may be in your apartment. We are NOT making appointments.

RUBBISH ROOM

We have spoken to Daily Waste regarding the recycling of rubbish after concerns expressed by residents. We sincerely thank those who keep the rubbish room tidy and follow principles of recycling. Please note that:

- **Cardboard** - goes in the recycling wool sack broken down.
- **Don’t contaminate** one recyclable product with another.

You are responsible for disposing of large items, e.g. beds, mattresses, etc., and TV and E-waste yourself.

Note: aerosol cans, polystyrene, and aluminium foil are not suitable for recycling and should be placed in the skip.

LEVEL 9 AMENITIES ROSTER

Sue Holman (10G) organizes 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 for any residents who could help with this task. Please contact Sue sue.holman@gmail.com

SOUTH CLIFTON CAR PARK

We continue to experience issues with people congregating in the South Clifton car park behind Kumutoto Lane. We have had some success with our complaints to the Police (instituted extra patrols) and Council who are intending to place speed bumps in the carpark and investigate barrier arms at the entry/exit point.

SOME REMINDERS

- The Montreaux Handbook (due to be reprinted) is a valuable source of information - or go online – www.montreaux.co.nz
- **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.
- **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. Any rubbish created has to be removed from the building not placed in the ‘skip’ which is for general household rubbish.
- **Adjustment of front door closures** so they don’t slam and create noise - to adjust your door operation to allow the door to close slowly and quietly rotate the Phillips screw clockwise. To allow the door to close faster and firmly rotate the Phillips screw anticlockwise. Test after each slight turn made and continue adjusting until the appropriate speed and consistency is achieved. **Note:** It is against fire regulations and building compliance to remove the door closure from your front door.
- 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.
- We have had complaints **re use of Pool Area showers** – please note that the showers on L9 are only for use with the pool and gym, NOT for daily personal use.
- If you **hire your carpark** to an outside person you must inform the BCC so that their prox tag is programmed for exit and entry to the specific garage only, not for entry to and from The Terrace doors.

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.