

“Montreaux Matters”

The newsletter of Montreaux Apartments, August 2015

There are 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

Members of the BCC are:

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

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

The committee and Building Manager have overseen the completion of the following tasks in recent months:

- The annual compliance fire alarm inspection and completion of necessary remedial work.
- Water blasting of the front pavers and steps.
- Building valuation for 2015-16 building insurance round.
- Purchase of a new spin bike for the gym.
- Reviewing the ‘embedded electricity network’ process.
- Continuing to monitor UFB installations in the building.
- Placing a security camera in the rubbish room.
- Installing a new CCTV unit in the security room.
- Clearing the drains above the front canopies.
- Change of planter pots in the foyer.
- Overseeing the update of our Long Term Maintenance Plan.

The committee has also met with commercial unit owners, our insurance broker and embedded network supplier.

July 1 Levies: A sincere thank you to all those owners who paid their levies on time and with the required adjustment to their payments. Oxygen is following up owners with outstanding full or partial levies.

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 mail r66mcnaught@gmail.com

BICYCLE RACKS

Liz Pfahlert (10I) is in charge of the bike hooks. **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.

LEVEL 9 AMENITIES ROSTER

Sue Holman (10G) organizes the roster of volunteers to undertake the security check of level 9 facilities each evening. If any residents could help with this task please contact Sue sue.holman@gmail.com

TALENT2

We have been advised that Talent 2 is vacating their unit at the end of September, hence the advertising in the windows. They have been in the building since the ‘beginning’ and we hope that a similar tenant can be attracted to fill the unit space.

RUBBISH ROOM

We sincerely thank those who keep the rubbish room tidy and follow principles of recycling. Please note that our biggest hassle is **Cardboard** – it goes in the recycling wool sack with cartons broken down. Large pieces can be placed beside the sack. Please don’t put cardboard in the yellow paper bin.

- You are responsible for disposing of large items, e.g. beds, mattresses, microwaves etc., and TV and E- waste yourself.
- Don’t allow ‘outsiders’ to use our rubbish facilities.

SOUTH CLIFTON CAR PARK

Our issue with people congregating in the South Clifton car park behind Kumutoto Lane has declined of late. We are grateful to the Wellington City Council who has installed speed bumps in the carpark as a deterrent.

SOME REMINDERS

- The **Montreaux Handbook** (due to be reprinted) is a valuable source of information - available 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.
- **Proximity Tags** - If you need new tags please complete the form on the website and place in the BCC letter box with the required payment. Tenants must have the approval of the unit owner or their agent. BCC members are now processing the tags.
- We continue to have complaints **re use of Pool Area showers** – these are only for pool and gym users, 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.
- For **repairs inside your apartment** please arrange your own or if you are a tenant, contact your landlord to report the issue instead of calling the Building Manager. Montreaux service providers are listed on the website and near the rear of the Handbook.
- If you drop anything into the **lift shaft** please contact the Building Manager, not Schindlers. If the article is retrieved outside the normal lift maintenance period there will be a charge of \$180.
- **Drains** need to be checked regularly for any build-up of waste, especially hair in bathroom drains. Note: floods can cause damage in the unit below. Draino should NOT be used. See the Handbook for alternatives.

“A smile is the beginning of peace.”
Mother Teresa (1910-1997)