

“Montreaux Matters”

The newsletter of Montreaux Apartments, February 2014

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.

BODY CORPORATE COMMITTEE

The BCC would like to thank all residents for their cooperation and tolerance during (i) the power outage for the installation of the embedded network equipment, and (ii) the maintenance work on the pool

The BCC has recently completed these tasks:

- The building becoming an ‘embedded electricity network’.
- Signed an agreement to bring UFB into the building.
- Completed work on pool heat pump and filters.
- New ‘Fire Evacuation’ notices for apartments completed.
- Reprint of the Montreaux Handbook for February 2014.
- Cleared the garden area on south end of building of rubbish, trimmed flaxes and planted shrubs.

Tasks under action include:

- Drop off box in the foyer (for large envelopes & small parcels)
- Checking maintenance painting required in common areas
- Re-glazing of basement lift foyer floors.
- Plans for refurbishment of ground floor lift lobbies.
- Arrangements for building wash and annual fire inspection.

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

GARAGE PARKING

We have had problems with unauthorised parking in Common Areas. Any area that is not a designated car park is a Common Area and will be a ‘clamping’ zone as tow trucks cannot get into the building. If a vehicle is ‘clamped’ it will be at the owner’s expense. Signs will be posted in the parking garages indicate the contact details of the towing company and information re ‘clamping’.

If a person parks illegally on a carpark it is the owner’s responsibility to take action not the BCC, as a carpark is private property. This may include contacting the offender if contact details are left on the vehicle or contacting the tow company to have the vehicle ‘clamped’.

As Montreaux has no allocated parking for BC Service Providers, the BCC has issued a limited number of permit authorisations for our BC Service Providers to temporarily park in a Common Area.

Unfortunately Montreaux has no allocated Visitor parking. You should not allow friends/ visitors to park in the garages unless you can provide a legitimate car park for them, i.e. make an arrangement with a neighbour whose park may be available.

FIRE EVACUATION NOTICES

New ‘Fire Evacuation’ Notices are being issued to all residents. These replace the two sided ones that should be in your apartment currently (please destroy these). Please ensure that the new notices are placed in a position where they can be easily seen and referred to. Fire inspectors check that they are observable.

RUGBY SEVENS

Last year 7’s fans behaved within the Rules, resulting in no unwelcome behaviours for which we were grateful. We remind fans to respect the rights of others to enjoy their quality living environment at Montreaux, i.e. **“NOT”** create or cause noise likely to interfere with the peaceful enjoyment of our environment by other residents”. Whilst not wishing to dampen fans enjoyment of the ‘Sevens’ we suggest ‘partying’ be done at the ‘fan zones’ provided in town or at the Stadium, but not within the building.

SOME REMINDERS

- The **Montreaux Handbook** (which is being reprinted) is a valuable source of information - you should refer to it 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.
- **Spills, etc.:** If you spill something in the lifts and/or common areas including the pavers in front of the building, please take responsibility for cleaning up the mess.
- **Rubbish Room:** Recycling requires **cardboard boxes** to be broken down before being placed in or beside the recycling **wool sack**. Residents are responsible for taking large items, TVs and E- waste to the landfill or recycling depots.
- **Entry Doors:** Please be conscious of people following you into the building, they maybe ‘outsiders’, check/try and observe they have a ‘tag’ to use.
- **Smoke Alarm:** If you burn something in your kitchen and your Smoke Alarm sounds, use the cancellation switch by your front door (press once only even though the alarm continues to sound for a period of time), open glass doors or windows and turn ventilation fans on, to clear the air. Do **not** open the front door of your apartment as this may activate the building alarms, requiring evacuation of the building.
- **Bicycles** – These must be hung on the racks provided, not parked on carparks.

MONTREAUX BODY CORPORATE AGM

Apartment owners are informed that the AGM will be held in the latter part of May. The incoming BC Committee will require new members. If you are an owner, have financial or property or leadership skills and experience and are prepared to commit time and effort to the BCC, please demonstrate your support for Montreaux Apartments by standing for election.