

LOMAS COURT NEWSLETTER

AUGUST 2024

Welcome to the newsletter

The directors of the building have decided to put out a regular newsletter so that everyone is aware of what is going on and to highlight any areas that may be of concern to us all.

Feel free to contact us if you have any issues, concerns or ideas.



The Garden

You will have all noticed the changes in the garden this year. We have changed the contractors who look after it.

The front has been landscaped, being more pleasing on the eye. One of the olive trees has been removed as it had unfortunately died. The other two may or may not survive—we'll see.

The lawn was scarified and reseeded, looking a lot better than it did previously.

Fire Safety Report

Following on from the above report a Section 20 Statement of Estimates was raised, to cover remedial works to communal fire doors, and any other associated works. Part of the funds for this work has already been included in your regular maintenance charges, and the rest will be included in your future payments. We are keeping these funds separate from the normal reserve funds, and will keep you updated to when the works will be able to be started.

Entrance Light

The automatic light over the front door has been changed recently so that it is a bit brighter over the pathway, and the sensor has been moved so that the light comes on a little sooner. This will make it a little better for us all.

Top of the building

Over the last few months the solar panels have been cleaned to allow them to work better—at least when we get some sunshine!

Netting has been installed around them to stop the seagulls and other birds using them for a nesting site.

The gutters have been cleaned out recently to stop the water cascading down the building and to flow down the drainpipes instead!

Balcony Problems

We are sure you are all aware of the works that were carried out last year, but unfortunately there may be more work to be done. Investigations are being carried out to ascertain if more work is needed on the front of the building where there still appears to be water ingress into the fabric of the building. We will report back in the next newsletter as to the findings, but it may involve a cost that we cannot cover from the current reserve fund and may need another Section 20 to be raised.

Contact Us

Feel free to contact us if you have anything you would like to raise, we are:

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