

Springfield Management Harrogate Ltd

Newsletter – October 2009

Introduction

This newsletter is from Helen and Ian Gardiner from flat 8. It is to bring you, the shareholders (=owners) of flats in 10 Springfield Avenue, up to date with the general situation about the house.

Springfield Management Harrogate Ltd

This company has been set up to own the freehold of the house and to manage general services such as buildings insurance, gardening and cleaning of common areas etc. It was set up by Fred Jenkins, our builder, in 2007, and Fred and his partner were directors until all the flats were sold and then they would hand it over. When Fred's company, FC Enhancements Ltd, unfortunately went into receivership the management passed to Fox Lloyd Jones who were appointed by Fred's bank to sell off the remaining flats. It is Fox Lloyd Jones who have been invoicing us for services for the last year and a half. Now that all the flats are sold, Fox Lloyd Jones want to hand running of the management company to the flat owners as soon as possible.

Who are the directors to be?

The rules of the company are that directors and company secretary can only be owners of the flats. That is why we all received a letter from the solicitors, Addleshaw Goddard, working for Fox Lloyd Jones, asking whether we wished to be a director. Ian and I put our names forward and, in fact, were the only candidates, so we agreed to be directors. If anyone else would like to be a director, don't be shy, just let us know.

Current Status of Company

We are still waiting for forms to change old directors names to ours etc

Insurance

We've taken out buildings and communal areas insurance with Intasure, because the old insurers were specialists for receivers. We got 2 quotes and chose the cheaper. We have paid for this out of our own money and will be reimbursed when we have access to the account.

Administration

Fox Lloyd Jones are collecting fourth quarter money to settle their bills till 9th October. Any remaining money (ie for 10th October to 31st December) will be transferred to Company's Account (see next item)

Bank account

Fred and Carol set up a business account with Abbey National with no bank charges. We're in the process of getting access to it.

Next Steps

Contact communal service contractors (= gardeners and cleaners) to tell them the current situation, please let us have any comments on their service.

Fox Lloyd Jones will give Npower (electricity) information on new directors.

Budget for 2010

We'll be working on this, if you have any thoughts please let us know.

Meeting

We hope to have a shareholders' meeting in our flat (any other suggestions) on Saturday, 28th November or 5th December at 10.30 for coffee, starting at 11am. Hope to see you there !

Please send items for agenda to [I M Gardiner@Yahoo.co.uk](mailto:I_M_Gardiner@Yahoo.co.uk), or to flat 8 after mid-November.

Contact Information

Because we are currently in Spain, please use email if at all possible.

Email addresses: [I M Gardiner@yahoo.co.uk](mailto:I_M_Gardiner@yahoo.co.uk)
mhgardiner@yahoo.co.uk

Please send Ian your email addresses .We have none for Mrs Crisp, Mr Ibbetson and Mr Keeble at present.

Otherwise, contact Ian by phone on: 07801 045 399.

Please give us also your contact phone number.

Thank you!

Keep in touch and see you when we come back.

Ian and Helen Gardiner

09 October 2009