



A welcome from the Kilgobbin Wood Residents Committee

Representing you.

Who are we?

The Kilgobbin Wood Residents Committee are home owners and residents who have volunteered to represent the best interests of the estate and ensure that our Management Company (Cuala Property Management) are utilising our management fees in the most efficient way.

Our Role

The role of the committee is to represent the residents as a whole and to work with and put pressure on the Management Committee to act on our best interests.

Introducing the Newsletter

This newsletter is to keep you informed. It will be issued by the committee when there is sufficient content to update you on. If you have a suggestion for an article or topic for the Newsletter or if you would like to contribute, then please feel free to contact the committee at committee@kilgobbinwood.com.

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How you can help!

Actions to tackle areas of concern that have been brought to the attention of the committee.

Driving and Parking Best Practice:

The greatest number of concerns raised and complaints made by residents have been in relation to driving and parking. By following a number of voluntary best practices, we can all help to greatly improve matters and enhance the estate.



The Castle Lawn Apartments

Throughout the Estate

- Watch your speed! There are lots of children in the estate that could run out in front of a fast moving car.
- Overall, please be courteous to your neighbours with regards to parking.
- Do not park on pavements, as this can cause a difficult or dangerous obstruction to pedestrians
- Do not park on bends as it can cause other road users to veer into on coming traffic or to lose visibility.
- Park in designated parking spaces only and note the parking space numbering to avoid parking in someone else's space.
- Do not park in areas marked with "No Parking" signs or double yellow lines (coming).

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How often do we meet?

Since the start of 2006 we have been meeting monthly. We will review future meeting frequency requirement as and when we are satisfied that the key issues for the estate and outstanding builders' snags are in hand.

Achievements to date

To date we have achieved a number of tasks, namely:

- Performing a review of the parking space availability in the estate.
- The provision of additional zappers for the apartment underground garage access.
- Provision of a map of the parking bays in the underground car park.
- Re-painting of the car park space numbers that had faded off.
- Addressing the closing mechanism of the main apartment entrance doors.
- Repair of the street lighting.
- Ensuring communal area cleaning.
- Requesting signage in the bin areas in regards to responsible refuse management.
- Relocation of the bicycle rack in Castle Court.
- Addressing the concerns with regard to the apartment blocks' fire alarm systems.
- Meeting with representatives in regards to the estate snags - such as protruding pipes, builders rubbish, unfinished pavements and painting etc.
- Addressing the noise generated from the electronic car park gates in Castle Court.
- Repair of the elevator lights.

We continue to focus on key items that are a concern to the residents of Kilgobbin Wood with the view to finding satisfactory solutions.

Security

As you may be aware there have been a spate of Car break in's and vandalism on more than one occasion

in the estate. The committee is working with the management company to review options to prevent this re-occurring including looking at security patrols around Castle Court (which were introduced temporarily), security doors in the underground car park at Castle Court along with the option of CCTV. The committee will continue to focus on security on behalf of the residents and are intending to meet with Garda community liaison officers to seek further advice.

Please ensure that you report any security incidents to the Gardai (Stepaside 666 5700) or Cuala Property Management.

Parking.

The committee has represented the Kilgobbin Wood residents in regards to parking in the following areas.

- Discussing the provision of parking spaces
- The security of cars
- Dangerous parking
- Parking on green areas
- Road markings and signage
- Speed of traffic

Snags

The committee has represented the Kilgobbin Wood residents in regards to builders' snags throughout the estate to include the addressing of items such as:

- Unpainted areas (under balconies & metal work)
- Unfinished areas (footpaths, curbs etc.)
- Builders rubbish
- Exposed pipes protruding from the ground
- Dampness at post boxes
- Etc.

We will continue to ensure that these items are addressed by the builders before they hand over the estate to the Management Company ❖

ANNOUNCING THE KILGOBBIN WOOD RESIDENTS' WEB SITE

The Kilgobbin Wood Residents' Committee is launching a web site for Kilgobbin Wood at www.kilgobbinwood.com – please visit the web site for:

- The Kilgobbin Wood issues log – a live list of complaints and/or issues that the committee is actioning on behalf of all residents
- Committee member updates, meeting minutes and next scheduled meeting time.
- How to make contact with the committee, how to request that issues are raised in meetings
- Archived copies of this and future newsletters
- Policies affecting you that you should be aware of.
- AGM Minutes and Accounts.
- Committee contacts.
- Information relevant to you, including Maps, and local bus services.

MANAGEMENT COMPANY CONTACTS

Cuala Property Management can be contacted on:

- Office Number: 280 1282 (9.00am – 5.30pm)
- Emergency : 087 250 4516 (5.30pm – 9.00am)

CALENDAR OF EVENTS

NEXT COMMITTEE MEETING

THE STEPASIDE INN

MONDAY 8TH MAY, 2006

8:00 PM

IF YOU HAVE AN ISSUE THAT YOU WOULD LIKE RAISED AT THIS NEXT MEETING PLEASE BRING THIS TO THE ATTENTION OF YOUR COMMITTEE REPRESENTATIVE

THE NEXT AGM

THE SECOND KILGOBBIN WOOD ANNUAL GENERAL MEETING

THE FINANCIAL YEAR END IS 30TH JUNE 2006.

DATE: TO BE CONFIRMED (CHECK THE WEB SITE FOR DETAILS) BUT CIRCA LATE SUMMER

2006/7 MANAGEMENT FEES DUE

DATE: JUNE 2006

- Do not park on green areas as it damages the landscape.

Castle Court Apartments

- Please use the underground parking spaces to avoid congestion.

Castle Lawn Apartments

- When all allotted car spaces are full, please note that there are visitor parking spaces on the side of the Castle Lawn Duplex Buildings, and also that there are parking spaces along the side-road between Kilgobbin Wood and Meadowfields estates.

Cuala and the committee will continue to monitor these issues. Should complaints continue, parking restrictions and enforcements may need to be introduced in the future.

Please respect your neighbours and park only in the designated areas



Refuse:

Householders, please do not put waste into the apartment bins, this is unfair on apartment owners.

Please follow the re-cycling rules - no Glass or Plastic etc. in the Green Bins please.

Lease Rules:

Please be cognisant of the master lease rules which include the following points:

- Do not hang laundry out on apartment balconies.
- Do not erect unsightly structures (such as satellite dishes) on balconies.

Pick up after your pets:

Please be respectful to your neighbours and pick up after your pet ❖

HOW TO RAISE AN ISSUE WITH THE COMMITTEE

VIA E-MAIL

committee@kilgobbinwood.com

VIA YOUR COMMITTEE REPRESENTATIVE

See the table of Committee representatives below and ensure that they are representing your concerns at the next committee meeting.

Note if the issue is urgent you should contact the Management Company "Cuala Property Management" directly on 280 1282

SUGGESTIONS FOR FUTURE NEWSLETTERS AND/OR THE WEB SITE

We would welcome your suggestions and feedback on both the Newsletter and the web site. Please send comments to webmaster@kilgobbinwood.com

Future Expenditure

Key projects

The committee will shortly authorise on your behalf spending on the following:

- Communal: Road signage (Speed, Yield signs etc.) and Road markings
- Castle Court apartments: Security/Fire doors

If you have a concern, please raise this with your committee representative or e-mail the Kilgobbin Wood Residents Committee

You empower the committee to make these decisions on your behalf ❖

Management Fees

Funding the improvements to Kilgobbin Wood

We were surprised to see that there was over €100,000 in uncollected management fees in the estate. This money is there to fund the future improvements of the estate.

We urge you to pay your fees promptly as the 2006/7 fees will be due in June. Unpaid fees will accrue interest. ❖

THE KILGOBBIN WOOD COMMITTEE ARE:

Name	Representing
Ciaran Lacey	Castle Lawns (Houses)
Annabel Smyth	Castle Lawns (Apartments)
John Crothers	Castle Court (Kerrymount Block)
Caroline Atkins	Castle Court
Alfonso Ruiz De Azua	Castle Court (Torquay Block)
Marianne Baker	Castle Court (Apartments)
Lynn Darby	Castle Court (Kerrymount Block)
Clare Devlin	Castle Court (Kerrymount Block)
Gina Kennedy	Castle Court (Westminster Block)
Grainne Nevin	Castle Court (Apartments)
Claire Nolan	Castle Court (Torquay Block)
Mary Taaffe	Castle Court (Brighton Block)
Jamie O'Hanlon	Castle Lawns (Houses)