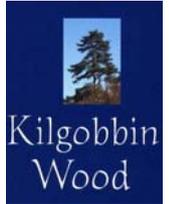


Kilgobbin Wood Newsletter

Volume 1, Issue 2,

September 2006



Achievements to date

Welcome to the second instalment of the Kilgobbin Wood Newsletter.

As we approach the end of the year since the committee was first elected at the inaugural Kilgobbin Wood AGM, here are a few achievements that we have contributed to since the last Newsletter:

- Introduction of Road Markings & Signage
- Automated Side Gate at car park entrance
- Community / Garda relations
- Fire Doors to secure underground parking
- Window cleaning (Scheduled again for February 2007)
- Removal of abandoned cars
- Completion of building snags
- Removal of unsightly for sale / to let signs
- Common area lights on timers
- Removal of furniture dumped in underground parking
- Street lighting repairs
- Addressing dampness around post boxes
- Addressing cigarette butt disposal / clean up
- Addressing vermin issues
- Bicycle rack for Castle Lawns
- Management fees by Direct Debit
- Addressing paper litter in hall entrance ways

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*Kilgobbin Wood Committee email:
committee@kilgobbinwood.com*

Notices

Notices to the residents of Kigobbin Wood that we have been requested to draw your attention to.

Visitors to the Castle Grove houses:

Residents of the Castle Grove houses are kindly asked that they and their visitors do not park in the road as they impede the exit for those parked in the parking bays in front of Castle Court. Visitor parking spaces should be used.



The Castle Lawn Apartments

Visitors should avail of visitor car spaces

Loitering

The Gardai have advised that any youths loitering around the estate can be moved on as Kilgobbin Wood is a Private Estate. If you have a concern contact the Stepside Garda station on **01 6665700**, our community officer is Garda Brendan Burke. Please keep the committee informed via e-mail of any issues raised.

Secure Underground Car Park

As you will have noticed the underground car park has been secured at all pedestrian entrances.

Keys for pedestrian access and codes for automated gates have been provided by Cuala.

Can we request that residents always avail of their designated underground space. For those with more than one car you can avail of any non-designated spaces (those with no number).

If you wish to purchase another remote control, get access codes/keys this can be organised through Cuala.

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Kilgobbin Wood 2nd AGM

The second Kilgobbin Wood AGM will be held on the **11th October, 2006** at the **Stillorgan Park Hotel** (same venue as last year).

Agenda:

1. Chairman's opening remarks
 2. Apologies
 3. Auditors Report for year ended 30th June 2006
 4. Resolution authorising Directors to appoint and fix the Remuneration of the Auditors
 5. Election of Directors
The sale of all units have not yet been completed therefore the common areas cannot be transferred from the developer to the management company. In accordance with the Memorandum and Articles of Association one of the current Directors will remain in office and one will go forward for re-election.
- Note:** Any of the members who have paid their service charge in full are eligible to be elected as Directors provided they give notice of proposal etc. prior to the AGM and lodge notice of same in the registered office
6. Any other business
Parking of commercial vehicles (Vote to be taken)
Budget and Service Charge invoice

If you have any additional items that you would like raised at the AGM please e-mail the committee.

** AGM Special Item **

Parking of Commercial Vehicles – Vote on:
Enforcement of the indenture clause pertaining to the parking of commercial vehicles in the estate.

Or
Implementing an annual controlled parking services by NCPS for commercial vehicles only

What is the issue?

Several concerned residents would like the enforcement of the Sixth Schedule Article Ten of the indenture lease that we have all signed up to as part of the closure on our homes. And also, that this clause is brought forward to subsequent rental agreements for tenanted properties.

The schedule stipulates that **the lessee shall not keep in any Car Parking Space any commercial vehicle, caravan or boat or any vehicle other than a private motor car or private motor cycle.**

In effect it would enforce that **no one** is allowed to park **any commercial vehicle** in the estate, regardless of it being their primary (sole) vehicle. This would affect all cars, vans, jeeps etc. that have commercial usage and signage.

What are we voting on?

Option 1:

Vote to instruct Cuala Property Mgt. on behalf of the directors

of Kilgobbin Wood Management Company to instruct solicitors to **enforce** the non parking of commercial vehicle clause. This will imply that residents of Kilgobbin Wood permit legal recourse and associated expenditure to see this clause enforced.

There will be a time factor involved in invoking the terms of the Indenture Lease. And in addition an initial outlay by Kilgobbin Wood Mgt. Co. Ltd. for each Solicitors letter and possible court action. This could result in hefty legal expenses that the residents would have to bear. It would imply potential multiples of legal action and potential eviction of non conformists.

Option 2:

Implement an annual controlled parking service by NCPS applicable to commercial vehicles only. If parking is to be managed by an independent company then there will be no recourse to anyone once all members are advised of NCPS's terms. This will also imply an annual fee for NCP's services.



LUAS Update

The Kilgobbin Wood Committee met with the Rail Procurement Agency on the 27th July regarding the impact of Luas works residents of Kilgobbin Wood. Full minutes are available in the information section of the web site. Here are the key points:

- The current vehicle entrance to the Kilgobbin Wood estate at Ballyogan will be closed by the RPA upon completion of the new entrance (opposite Glencairn Drive).
- The link road between Kilgobbin Wood and Meadow fields will be extinguished and a cul-de-sac put in place.
- There is **no** pedestrian access in the plans from Kilgobbin Wood to the Ballyogan Road. Pedestrians' will have to exit via Meadow Fields or the new vehicle entrance. No one raised the need for this at the public consultations.
- The existing stone boundary wall will encroach into the estate by approximately 6Ft. Those most impacted will be the Castle Lawn apartments due to the angle of the Road Alignment.
- The alignment of the road will be as follows:
 - LUAS tracks (furthest away from Kilgobbin Wood)
 - Two lanes of road with Cycle Tracks
 - Cycle Track
 - Footpath (closest to Kilgobbin Wood)

Works are due to start upon signing of the rail order by the Minister of Transport. It is envisaged that they will start **November** timeframe and take approximately three years to complete.

HAVE YOU VISITED THE KILGOBBIN WOOD WEB SITE RECENTLY?

The web site for Kilgobbin Wood is www.kilgobbinwood.com

What's new?

- All the minutes of the Kilgobbin Wood Management committee (four this year) are posted here as well as the open and closed issues list.
- If you've sent in an e-mail to the committee your mail would have been read out at the committee meeting and a response should be in the minutes. Names of individuals of the originating e-mails are omitted to ensure privacy.
- The Kilgobbin Wood Committee recently met with the Rail Procurement Agency (RPA) in regard to the future LUAS works to begin. Full minutes of this meeting can be found in the "Information" section of the web site.

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

WILL RESUME POST THE AGM IN SEPTEMBER.

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 WAS 30TH JUNE 2006.

DATE: **WEDNESDAY 11TH OCTOBER**

VENUE: **STILLORGAN PARK HOTEL**

2006/7 MANAGEMENT FEES DUE

DATE: AUGUST 2006

Fire Evacuation

It is your duty to know the Fire Evacuation procedure for your apartment block. The procedure is clearly posted in each lobby and on the Kilgobbin Wood web site, please familiarise yourself with it.

Junk Mail

Unwanted Junk mail / Newspapers / Flyers / Envelopes should be disposed of responsibly. We have installed waste bins at the post boxes in some blocks on a trial basis. To date they have been a success in tidying the entrance area. If this continues and they are not abused they will be deployed to the remaining blocks.

Cigarette Butts

Can our smokers please be considerate in disposing of cigarette butts. There have been a number of complaints in regards to the general tidiness of the estate and careless disposal of cigarette butts contributes to this.



Do you live in a top floor apartment?

Then **check your water tanks**, There has been an incident of a water leak due to an overflow pipe not being positioned correctly into the tank, please can you ensure that this is not the case in your property.

Alarms

Can you please ensure that your house alarm is configured to not sound for longer than the recommended 20 minutes.

There have been a number of house alarms causing a nuisance in the estate. Please can you ensure that if you are going on holiday or away from home for an extended period that there is a key holder that can attend to your house in the event of alarm activation.

BBQ's

We have checked with our insurance provider and can confirm that BBQ's are permitted to be used on balconies.

Please be considerate to your neighbours in regards to smoke and noise when having a BBQ. Enjoy and be safe!

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

Laundry

We continue to get complaints about unsightly laundry being placed in visible locations outside of the apartment / houses. This is strictly against your indenture lease and should be ceased or you are liable to further action.

Contract update

Kilgobbin Wood Service Contracts

We have been reviewing the existing contracts of the various vendors that we use for Window Cleaning, Landscape Gardening, Apartment cleaners etc. with a view to their renewal. We have negotiated better pricing for 2006/7 and insisted on a clear statement of work from our vendors so that we can closely monitor their performance. This is an on-going activity and the committee will constantly drive for value for money and service at all times.

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)