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Useful contacts

- Bridewell Garda station: 01 6668200 or 999 in emergency
- Gas emergencies: 1850 20 20 50
- Clifden Court out of hours contact number: 085 835 7465
- Car Park clamping company: 0818 555000
- Waste Disposal & Recycling: www.dublinwaste.ie

Clifden News

November 2009

Issue 3

A very successful AGM of Clifden Court Management Company was held on Thursday 19th November. On page 2, we are asking for your feedback on some proposals that were discussed. If you wish to receive this newsletter via email, or have any other comments or questions please email info@clifdencourt.com, or contact Adrian or Paul.

The Annual General Meeting

In spite of the weather, we had a good attendance at this years' AGM at the Aishling Hotel. The meeting was very positive and constructive, and following the routine business of the AGM, an open discussion was held on progress over the past few years, and more importantly our plans for 2010 and beyond.

There were many great contributions from members, and I think it is fair to say that the general consensus was that we should continue to build on the good progress in recent years, to make Clifden Court one of the best apartment communities in the city centre, while also controlling costs and aiming to reduce the service charges that owners pay.

We estimate that the 2010 service charge will be reduced, hopefully by 5% to 10%. The budget will be completed in December, and invoices will be issued to owners in January.

Projects

Some recent projects completed or in progress include:

- Fire sensors and alarm in the Car park.
- Cleaning of the courtyard, replacing broken tiles, and grouting the tiles. This is in progress and is weather dependant.
- CCTV repairs. Some cameras are being upgraded, and the recording machine replaced.

Projects in the planning stage include:

- Replacing the Front door. It is crucial that we get this right, so we are dedicating sufficient time to researching the best solution from both a security and aesthetic perspective.
- Car park gate. We are proposing to move the gates closer to the external wall to limit loitering and anti-social behavior outside the gates, and to address mechanical issues with the current location of the motor. This is proving complex, and again our approach is that a good long term solution is better than a fast solution.

Fire Safety

Fire safety is our collective responsibility. Some tips:

- All apartments must have smoke alarms and test them frequently. Please test yours today.
- Unplug any equipment that can overheat (e.g. computers).



Have your say!

At the AGM, many proposals were made on improvements to Clifden Court. We want your views on some of them. Please complete this sheet and drop it in the mailbox in the lobby (beside the wheelchair lift).

We are trying to reduce our costs, while also improving facilities, so projects will only be undertaken if they are cost effective.

Upcoming Events

- New legislation will be passed in the coming months which will affect how Apartment developments are managed. We will be considering how this will affect us.

Briefly

BER Certificates

If you are selling or renting your apartment, you will need a Building Energy Rating certificate. See the notice board in the lobby for more information.

Apartment Renovations

If you are planning major repairs or renovations, you must contact Adrian in advance.

Adrian can also facilitate putting owners in contact with each other if you want to try to get a better price jointly with other owners planning similar work.

Debt Collection

As year end approaches, the priority is collecting all outstanding debts.

We are flexible on payment methods, but not on the amount to be paid. Adrian has the full support of the board in his debt collection duties.

Gym / Fitness room

If we open an on-site fitness room with Gym equipment, and maybe a Sauna and Jacuzzi, how often would you use it for a small fee, say €2 to €4 per use?

- | | | | |
|------------------------|--------------------------|---------------|--------------------------|
| Twice per week or more | <input type="checkbox"/> | Once per week | <input type="checkbox"/> |
| Once or twice a month | <input type="checkbox"/> | Never | <input type="checkbox"/> |

How many residents in your apartment would use it? _____

Would you be interested in exercise classes (yoga, step-aerobics, etc.)

- Yes No

If yes, what type of classes? _____

Laundry room

We are planning a laundry room with a small fee per use. How often would you use it?

- | | | |
|--------------|--------------------------|--------------------------|
| | <i>Washing Machine:</i> | <i>Dryer:</i> |
| Regularly | <input type="checkbox"/> | <input type="checkbox"/> |
| Occasionally | <input type="checkbox"/> | <input type="checkbox"/> |
| Never | <input type="checkbox"/> | <input type="checkbox"/> |

Community / Social

Do you think it would be a good idea to have social events (e.g. summer barbeque)?

- Yes No

What events, classes or facilities would you like to see?

Drop us an email with any other suggestions.

Website

We will be developing a website with content to promote and enhance living at Clifden Court. If you have any specific content suggestions, or would like to advertise on the site for free, please drop us an email at info@clifdencourt.com.