

Ellis Quay, Dublin 7

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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](http://www.dublinwaste.ie)

# Clifden News

September 2010

## SKY TV

CCMC has allowed Sky Television to install a communal satellite dish in the development. This will allow all members/tenants a greater choice, all residents now can choose between Sky & NTL. This project is scheduled to be completed by the end of September

## Jazz Evening

On Sunday the 18<sup>th</sup> of July Clifden Court Management Company organised a social event for all residents. One of our residents generously offered to play the event free of charge along with his seven piece jazz band. The evening was a great success and hopefully we will have more events like this in the near future

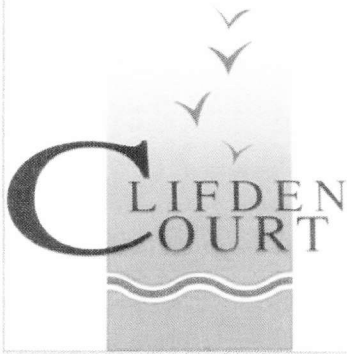


## FURNITURE DELIVERIES / MOVING IN OR OUT

We would ask all residents to use the service gates which are located in the courtyard when getting furniture or other items delivered to Clifden Court. Residents are not allowed to use the main lobby entrance for these deliveries.

The service gate is located beside Block G in the courtyard. Should you like to use the service gate, please contact Paul or Adrian.

We will also be upgrading this service gate in the coming weeks which will make it easier for all residents to use.



# Laundry Room

We have recently installed a laundry room which is located beside block A in the underground car park.

The laundry room consists of two industrial dryers.

The cost per 15 minutes cycle is €1

The code to enter the laundry room is as follows

1-9-4-5

We would ask all residents to use this facility instead of hanging laundry in the windows and balcony areas of apartments (which is a breach of the house rules).

## Upcoming Events

- The Multi-Unit Developments bill is expected to be passed in autumn. We are considering how this will affect us.
- Our annual audit is in progress, and once complete, we will be having our AGM. All members will receive notification at least 21 days before the event.

## 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.

### Debt Collection

As we are already three quarters way through our financial year, the priority is collecting all outstanding debts. Our approach is that all owners must pay service charges in accordance with the legal requirements of their lease, and in fairness to all other owners.

Adrian has the full support of the board in his debt collection duties.

## Projects

Some recent projects completed or in progress include:

- Car Park Gate - This project was completed over eight weeks ago and has been a great success. All residents who use the car park area were issued new car park zappers. The roller shutter gates themselves have improved the entry/exit points of the car park and have also improved security in the development.
- Installation of floral hanging baskets in the courtyard. This has improved the overall look of the courtyard area.
- CCTV repairs - We have installed new cameras throughout the development which has also improved security.
- Installation of Emergency Lighting in the car park.
- We are currently planning for replacing the front door. We will aim for the best solution from both a security and aesthetic perspective. This project will be completed in the coming months.

Projects like these enhance Clifden Court as a place to live, and make the address more desirable for renters and purchasers alike.

## Website

We will be developing a website over the coming weeks 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](mailto:info@clifdencourt.com).