



October – December 2014

WORK COMPLETED

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1. Installation of new map sign outside Southfields Library
2. Play ground repairs
3. Water tank cleaning in several blocks

WORK COMING UP

1. Completion of Business Plan
2. Completion of our new modular management agreement with the council
3. Painting of the railing as part of the community payback scheme
4. Tree work to the whole estate

Gas piping work in Allenswood / Fernwood (Latest update from Southern Gas Network)

There are still a small number of residents in Allenswood and Fernwood block who have not contacted Southern Gas [Morrison Utility Services] to arrange an appointment to connect the new gas piping to their gas meter despite having several letters sent to them.

If this happens to be **you**, then please contact the **Clive Bottomley** on **07739 2364 97** as a matter of urgency. **You will be notified of any disconnection dates but if they have not been able to gain access before then you risk losing your gas supply which may take considerable time and inconvenience to re-connect.**

Council Tenants

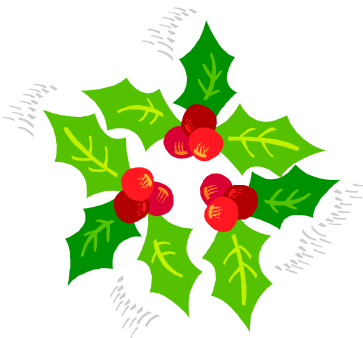
1. If you are in receipt of certain benefits, then you could be entitled to a reduced water rate. The form is downloadable from the Thames Water website. To find out more, contact the office on **020 8780 9980** and speak to Chay.
2. We realise that this is an incredibly busy period of the year for all, but please don't forget to pay your rent during the holiday season.

MEETINGS COMING UP

9th December 2014 (6.30pm-7.30pm) : Meet the Board which will be held in the office meeting room [2 Fernwood]

15th December 2014 [7.30pm] : General Meeting which will be held in the Southfields Library meeting room.

*Merry Christmas and a very happy new year
to all our residents*



Best Wishes



All board members and staff




Estate Office
2 Fernwood
Albert Drive
Southfields SW19 6LR

Office hours
Monday to Friday
10 am to 4 pm

<http://www.wimbledonparkco-op.org.uk>

T: 020 8780 9980 (24 hours)
E: office@wimbledonpark.org

 TWITTER: WimbledonCoop

Calling all residents! We're looking for a few good men and women ...

The Management Board of Wimbledon Park Co-operative recently said goodbye to 3 board members due to personal commitments. Accordingly, we'd like to thank Shaun, Laurelle and Marlene for all their hard work and enthusiastic participation on the board.

We are on the look out to fill these vacancies. If you would like to get involved in making the decisions on how to run an organisation, or would like to gain valuable experience at board level or simply want to make a change then, we'd like to talk to you!

The board currently meet in 2 Fernwood six times a year, and there are several sub-committees that meet at times convenient for the members. Don't worry if you don't have previous experience on a board; Wandsworth Borough Council runs a series of training courses that are very informative, and we have an excellent representative from the Council who is a great resource. We are all residents just like you who are contributing our time to try to run our Estate in the best way possible. If you'd like to chat to a board member (no pressure!), email us at office@wimbledonpark.org, call Chay in the Estate Office for a very informal chat on **0208780 9980**. We look forward to hearing from you!

Safety Tips for Winter Months

- Make sure you are wearing plenty of warm clothes
- Take special precautions on the footpaths as they may be slippery due to frost/ice/leaves.
- Take extra care when walking home in the dark
- Ensure windows and doors are all securely locked when leaving the property



Check out our new snazzy estate map to replace the old, redundant and incorrect one. Located outside the entrance of the library.

Simple advice for reducing condensation in your home

What is Condensation?

All air contains a certain amount of 'invisible' water vapour. The higher the temperature of the air the more water vapour it can hold. Condensation frequently occurs when air carrying vapour comes into contact with a cool surface. At this reduced temperature less water can be held and it is deposited on a surface. It is for this reason that the bathroom mirror steams up after a shower or a window when you breathe on it.

1. Keep all rooms ventilated by opening windows. Don't block airbricks or window vents.
2. Open the window after bathing to get rid of moisture and ensure that your extractor fan is working.
3. Dry clothes outside, or in the bathroom with the window open and the door shut.
4. When going to bed, close the bedroom door and keep a small window ajar or when getting up, open the window and keep the door closed for a couple of hours to get rid of the moisture produced overnight.
5. Maintain a low background heating, especially in cold weather even when there is no one at home.
6. Wardrobes and other large items of furniture should not be placed directly against external walls. Leave space between the back of the furniture and the wall. Leave wardrobe doors open slightly.
7. Put floor-mounted furniture on blocks to allow air to circulate underneath. If you find mould growing, you can remove mould by washing the affected areas with a fungicidal mould remover.

December	Office Opening Hours	EMERGENCY PHONE NUMBERS
22nd December 2014	Normal	
23rd December 2014	Normal	
24th December 2014	10am-1pm	➤ Council Tenants Emergencies: 020 8871 7490 Gas and Central Heating [T Brown] : 0800 977 8472
25th December 2014	Closed	
26th December 2014	Closed	
29th December 2014	Normal	➤ Leaseholders / Private Tenants Out of Hours Emergency Patrol : 020 8871 7490
30th December 2014	Normal	
31st December 2014	10am-1pm	
1st January 2015	Closed	*Saturday/Sunday – Office is closed