

The Van Alen

Newsletter – November 2018

Intruders

There continues to be problems with intruders getting into The Van Alen, stealing bikes and taking drugs in the underground car park. Three bikes have been stolen this week. Please ensure that any bikes you have in the car park are fastened very securely. If you have had anything stolen or interfered with please let David Brown or any of the directors know.

We have had regular contact with the Police and they are patrolling the underground car park from time to time. The Police request that we do not confront them but if you see any intruders on our property please dial 999 immediately.

The intruders climb over our vehicle gates and so we are fitting a security comb to the top rail and security mesh to the front face of the gates to make them more difficult to climb over. We also know that at least one intruder nipped in through the pedestrian gate behind a resident. We have reduced the cycle time on the gates so that they close a little quicker and we ask all residents to watch out for people slipping into The Van Alen behind them.

New door entry system

The new door entry system has been installed by Dooreentry.net. Please let us know if there are any teething problems with it.



In due course we plan to do away with the additional fob reader below the panel and use the fob readers built into the panels. This will require the issuing of new fobs in advance of the changeover. We will give plenty of notice before this change takes place.

Vehicle gates

Extra safety devices have been fitted to the vehicle gates to make them fully compliant and work is

ongoing on the final link to make it possible to operate the gates from one of the buttons on the new door entry handsets. We will let you know as soon as this feature becomes operational.

Additional gates

In the light of the continuing problem with the intruders, the Board have taken the decision to have a set of automatic gates installed at the entrance to the underground car park. This will make it very difficult for unauthorised pedestrians to gain access to the car park. Gates at the entrance to the underground car park would also make it possible to declare that any cars in the carpark are in a "locked garage" for insurance purposes. As this project develops we will keep you updated.

Scaffolding

We have all been disappointed by the behaviour of the scaffolders working on 96 St James St, via the top of our above ground car park. They have damaged the fig tree and the lawn and have stayed far longer than agreed.

In the future the plan is to take a £1000 deposit from any contractors who want to use our land for access to a neighbouring property. If they leave at the time agreed without damaging our property the deposit will be refunded. If not, they will forfeit some or all of the deposit.

Marine Parade garden

The garden between The Van Alen and the New Madeira Hotel is to be replanted with Hebe plants.

Web site

Our web site has been improved to make it easier to search. Do have a look at it.

www.vanalen.info

Contact

by email directors@vanalen.info or pass a note to David Brown, Flat 36, or give him a call on 07887 983352