

WELCOME TO OUR

# AUTUMN 2023

## NEWSLETTER



*“The rusty leaves crunch and crackle,  
Blue haze hangs from the dimmed sky,  
The fields are matted with sun-tanned stalks —  
Wind rushes by.*”

*The last red berries hang from the thorn-tree,  
The last red leaves fall to the ground.  
Bleakness, through the trees and bushes,  
Comes without sound.”*

*(Autumn, by Joan Mitchell)*

**We hope you had a fantastic Summer and made the most of our extended hot weather that graced us with its presence into September, albeit to keep the wintry weather at bay. Change of season is upon us, the trees transform their luscious green colours to shades of red, orange, and yellow. The views of this time of year are so magical – we hope you enjoy Autumn in London.**

### **Communal Heating:**

As the forecast is mild and the Estate Office require the heating engineer to be on site, the Estate’s central heating will be turned on, on Monday 2<sup>nd</sup> October 2023. Please check your radiators for any sign of water leaks or damage. If you detect a problem, please contact the office.

If you have thermostatic valves on your radiators, please use these to control the heat in your home. Turning the valve up between the ratings of 1 to 5 will increase the level of heat output into the room. 5 is extremely warm. With these thermostatic valves, when the room reaches the correct temperature for the number set the heat increase stops. If the room temperature falls below the level for that number, it will turn the heat flow back on to the radiator. You will probably need some time to find which number level suits you and each room best. Although it may seem logical to simply turn the valve to MAX, this setting is different in that it means the heat to the radiator won’t cut off, however hot the room gets.

Even in Winter, it is wise to keep your home well ventilated. Your windows are all fitted with ventilation strips at the top. These can be opened by gently sliding the attached cover strip sideways.

### **Deliveries:**

If you have a delivery to your property, please make sure that the delivery person only contacts you for access. There have been recent incidents of delivery companies randomly pushing the buttons on the entrance keypad which makes calls to other residents asking them to open the gate.

### **Dogs on Estate:**

There have been numerous reports that some dogs have been seen without their lead. Please make sure that your dog is always kept on a lead whilst walking on the estate. At the same time, please make sure that your dog's excrement is picked up and disposed of in a sealed small bag and placed in the bins and not left on the green.

If you are a dog owner, please make sure that the dogs barking is kept to a minimum especially during the night, as if the dog barks, the sound echoes around the estate and can wake up the residents.

### **Blocked drains:**

The best way to keep drains clear is to limit what you put in them:

- Keep food, coffee grounds and grease out of kitchen drains.
- Put leftover food in the rubbish bin and not the sink.
- Pour liquid grease into a sealable container, after it cools, put it in the rubbish.

### **Planned works to the estate:**

The program of brick cleaning on the estate will continue into Autumn 2023.

### **Checklist for securing your home when you leave it:**

It's vital to leave your home secure whenever you leave it. Getting into an 'exit routine' can help ensure that you don't forget obvious, important things, such as not leaving your valuables near windows, or having no lights on if it is dark before you get home.

Here are some suggestions we recommend you do before you go out:

- Close and lock all your doors and close windows.
- Make sure that any valuables are out of sight.
- Keep handbags away from the letterbox or cat flap and hide all keys including car keys, as a thief could hook keys or valuables through even a small opening.
- Never leave car documents or ID in obvious places such as kitchens or hallways
- In the evening, shut the curtains and leave lights on
- If you're out all day, then it's advisable to use a timer device to automatically turn the lights and a radio on at night.

If you have any queries about the Estate, please feel free to come and talk to us in the Estate Office. If you would like us to pass any communication to your Block Director, then just send this to us in an email at [estateoffice@stpaulscourt.co.uk](mailto:estateoffice@stpaulscourt.co.uk)