

Victory Hill Management Company Limited

Registered in England and Wales Company number: 04659245

Registered office: Chiltern Court, St Peters Avenue, Caversham, Reading RG4 7DH

Chairman's Message to Members December 2014

Thank you to all those members who attended the AGM on 27th October 2014. The minutes of the AGM are now available on our website at www.winterthurway.co.uk. We are developing a much better understanding amongst members of what is involved in running and maintaining the estate and "where the money goes". VHMC financial cash flow is now much improved and we are looking forward to progressing with the backlog of work in 2015. Work on lighting replacement has already started.

The Board has appointed new managing agents **Chaney's Chartered Surveyors & Property Managers** with effect from January 2015. We extend thanks to GH for their services over the last two years. GH will close out services on site on Sunday 11th January 2015 so if you have any problems you should still use the GH contact points until that date. From Monday 12th January 2015 your point of contact will be Chaney's and you will find contact details in Chaney's' covering letter in this mail pack.

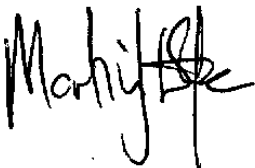
You will also find the demand for 2015 service charge issued by Chaney's accompanying this letter. We are rolling out new simplified terms of payment to all Members from 1st January which has a twofold purpose: to treat all Lessees equally and to safeguard the cash flow of the Company. Please be sure to read the new Terms of Payment attached to the service charge demand.

As promised, the 2015 Service Charge has been held at the 2014 level, although the application of the funds will differ in one respect. In line with the resolution passed at the AGM there will be an increased contribution to the Reserve Fund for all Blocks. Also please note that billing for water charges is now separated from the service charge.

Early in 2015 we shall be issuing every Member with a copy of the Estate Rules and Regulations: please look out for this and if you are a landlord do pass on the rules to your tenants.

Lastly, there have been two changes to the Board of Directors: the names of the current Directors are to be found at the foot of this letter.

On behalf of all the Directors I wish you a Merry Christmas and a Happy New Year!



Martin Edge
Chairman, Victory Hill Management Company Limited

15th December 2014