

76 Landmark Place
Churchill Way
Cardiff
CF10 2HS

Mr Richard Starkey
Chief Financial Officer
Crosby Homes Limited
Crosby House
16 Norfolk Road
Edgbaston
Birmingham
B15 3SN

21st February 2007

Dear Mr Starkey

Re: Landmark Place, Cardiff. Accounts

Thank you for your letter of the 12th February. I look forward to receiving your subsequent fully considered response.

I note that your holding letter refers to "Andrew Brady's letter" dated 12th February. Unfortunately, I do not seem to have received any such letter. I am assuming it was simply a letter of acknowledgment (?), but if it was of any greater substance then I would very much appreciate it if you could arrange for a copy to be sent to me.

With regard to the audited Landmark Place accounts for the year ending 30th June 2006, I would be obliged if you could inform me why, once again, the managing agent has failed to distribute the same within the obligatory six months of the end of the financial year.? It is now almost eight months since the end of the relevant accounting period and doubtless most leaseholders will have already paid their next – not insubstantial - service charge installment in good faith. Given the supposedly parlous state of the service charge budgets, the failure of Mainstay to meet their own obligations is even more unfortunate in the circumstances.

(I note that the ARMA Code of Conduct requires its members “..to ensure that annual or other required periodic accounting is carried out promptly..”)

As this is not the first time that I have had to pursue such information, I thought it would be pertinent to append a copy of a previous response from Mr Glyn Miles, the Managing Director of Mainstay, on the very same issue. The content is all too self explanatory and will hopefully serve to explain to you why I have requested answers from yourself - as our management company “representative” - as opposed to the managing agent.

Yours sincerely

Graham Winter

c.c. www.landmarkplace.info

Received

13-1-05

Our Ref: GMM/nsj

11 January 2005

Mr Graham Winter
76 Landmark Place
Churchill Way
Cardiff
CF10 2HS

Dear Mr Winter

Landmark Place, Cardiff – 2002/03 Accounts

Thank you for your letter of 5 January 2005 enquiring as to the reasons for the late distribution of the 2002/03 accounts for Landmark Place.

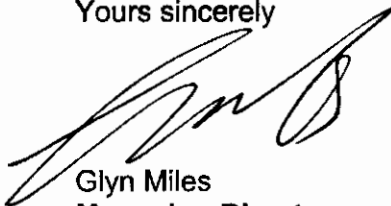
Unfortunately, we had to make some last minute adjustments to the accounts at the point that they were ready for audit due to the late advice of a completion.

This resulted in whole scale re-calculation of the accounts, developer void contributions and the surplus/deficit calculation.

The accounts for year ended June 2003 were therefore regrettably delayed until March 2004.

You will be aware that the accounts for year ended June 2004 were issued to all residents in December 2004 having prior to this been made available to your Residents Committee.

Yours sincerely



Glyn Miles
Managing Director

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