**Qs & As**

***Why do we need a new constitution?***

We have talked about amending it for years. At a time when only some flats had been purchased and many still owned by FM, the current constitution was drawn up but was unsigned, undated and unregistered. In places ambiguous it is open to legal challenge. Now FM is completing its final sales it is time to re-launch **TENOA** with a clear aim to make **The Element** a great place to live.

***Why do I have to register to become a member?***

The Element Newhaven Owners’ Association **TENOA** is a *voluntary* association. The Title Deeds do not say there *must be* an owners’ association. We propose a sensible way to organise ourselves for the benefit of **The Element**, with a register meaning we know who has agreed to belong to this voluntary association, accepting its rules. You have to register to be on any Electoral Roll to vote.

***Who can join?***

You must be an owner of one of the 278 properties because **TENOA** stands for “The Element Newhaven Owners’ Association”. You may be a joint-owner, with both or all of you having the rights and benefits of membership. In voting each property is represented by ONE VOTE but that also means if you own more than one property you have a single vote for each one.

***What if I don’t join?***

You still have all the obligations of your Title Deeds (“burdens” in Scottish law), and must still pay sums demanded by the registered Factor to maintain **The Element** but have no say in how funds are managed, as **TENOA** represents the majority of owners working with the Factor for the benefit of all.

***Must I register by 24th October?***

To start off smoothly on 1st November we need a Register of Members in place. It would be tedious to have to pause, with a new constitution adopted, for everyone to “sign up” before proceeding: much more efficient to have the register of founder members all ready to vote on issues at the AGM.

***What if the new constitution is rejected?***

We carry on as we are under the old constitution. We will have put off decisions that sooner or later we will have to deal with in more complicated ways and lost the momentum of good work begun.

***What difference will we see if we re-launch TENOA with this new constitution?***

The new aim is to foster co-operation between ALL WHO LIVE HERE including those who rent a flat but can’t be members. Fire safety, rubbish, security, noise etc affects all residents more than owners who live elsewhere. The new **TENOA** will co-operate with *The Element Factors* (**TEF**)to improve the property. The better we make it the more the value of each flat is increased as **The Element** gets known as a really good place to live – and that’s also good news for those owners who rent out.

***How will the new* TENOA *deal with my problems?***

By listening to your concerns, helping settle differences between neighbours and working with **TEF** to prioritise those things that matter most in building up a good community. This is what the elected Committee do and we have already made a start in anticipation of the re-launch; we believe improvements are noticeable. We want to appoint *staircase representatives* to work on issues that relate especially to the particular block where your apartment is.

***How can I share my own ideas?***

Those elected to various positions work on behalf of the whole community. One of the best ways to promote good ideas is to become involved, offering a modest amount of time and making new friends in the process. Look for details on how to do this.

***What about my questions not yet answered?***

Keep checking the website tenoa.co.uk for updated information. Contact chairman@tenoa.co.uk if you have a question or want to discuss a particular issue. You can also find out more on the role of the Factor at theelementfactors.co.uk with enquiries to admin@theelementfactors.co.uk