



MANORism

Issue 2 October 1997

Newsletter of the Manor Farm (Seer Green) Management Company Limited

What? Another one?

'Fraid so! The Annual General Meeting rolls ever closer and we feel it important to try and establish a momentum. The simple fact is that YOUR company can only do this with YOUR input.

To audit or not to audit?

As discussed at the last Annual general meeting, the Company pays for an annual audit. The fees for the audit have been very reasonable but, as with everything, can only increase with time. The latest increase has been 25% for an audit of the 96/97 accounts.

It is not actually a legal requirement for small companies such as Manor Farm Management Company to be audited. We could save around £600 a year including VAT through a unanimous resolution of the shareholders that an audit is no longer required. What does everyone think?

Building Extensions

The Deed of Covenant, which we all had to sign when we bought property on the estate, requires you to seek approval for any extension to your property. In principle, the Companies approval is a formality and is granted if you have received planning permission and if the proposed extension does not alter the appearance of the estate unduly. If you fail to obtain the approval of the Company then you might face delays when you want to sell your property in the future.

Please refer to your copy of the deed. If you can't find yours, the Company Secretary at 10 Wood Pond Close will be happy to send you a free copy.

Enclosed Gardens and the Greens

We all have enclosed gardens to do with as we wish. We realise some of these are quite small but cannot accept that as an excuse to erect goal

posts, swings or children's slides on the greens. Please respect your neighbours and keep these items on the private part of your land.

The shareholders have also resolved, at a previous general meeting, that bicycles should not be ridden on the greens and that hard balls should not be used during play. There is nothing to stop the shareholders changing these decisions although it is obvious that they should respect them while they hold force. Please ask your children to respect the plants and beddings on the greens: they cost YOU money to maintain.

Trees for all

We have had a letter from a resident facing the Barrards Way greens complaining about vandalism of the ornamental trees on the greens. Most of the damage seems to be done by children climbing the trees and not all the children live in the adjacent houses.

Well, although it is natural enough for children to climb trees, I am sure you will all agree that this should not be allowed to result in their destruction (the trees I mean!).

Please can parents be aware of the problem and ask their children not to climb the trees on the greens. Apart from anything else, their replacement would cost us all money.

Footnote

For the fourth year in a row we propose to keep the annual management fee at the same level. That can't be bad although, in the words of the school report, we hope to do better!

The Company Secretary has negotiated a deal with a new bank which should result in the considerable saving. We will be receiving interest at the rate of 5.8% rather than the 0.5% with the old account and will incur no charges. In the scheme of things we should save a significant sum of money.