



MANORism

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

AGM 11 November 1999

Once again a year as passed, and the directors are preparing for the AGM.

Venue: Parish Church Hall, 11.11.1999 at 8.00 pm.

We hope you will be able to come and demonstrate your interest in the affairs your Company.

David Matthews (Chair) announced last year that he intended standing down this November after having ensured a smooth transfer of all business affairs from the previous board. On behalf of all directors and shareholders, I would like to thank David for his valuable input since 9 December 1992, particularly as Chair since 21 April 1997.

As every year, we invite you, the Company's shareholders to come forward and serve as director on the board of your company. Although the current directors have done a lot of forward planning, there are always new challenges ahead which need to be addressed. At present there are six directors, and all but David are prepared to serve again next year if re-elected.

Shareholders may propose any person for election provided signed written notice is deposited at the Company's Registered Office not more than 21 and not less than 3 days before the date of the meeting. The candidate must sign the notice to signify his or her willingness to serve if elected.

Damage to Greens

Children are still causing considerable damage while playing on greens, trees and flowerbeds. Please could parents supervise their children while they are on the greens as their damage can also be potentially hazardous for others. Any damage caused has to be repaired with the end result of that the annual service charge may go up for all shareholders.

Overhanging Branches

There will be further tree management projects carried out particularly between Barrards Way and Stable Lane this winter in order to bring growth of trees in this area of the Company's land under control. This will also help to provide more daylight for residents' properties.

In the interest of public safety, will shareholders please ensure that their bushes and trees do not overhang their garden walls and adjacent footpaths in a dangerous manner? Although we have asked this before, some shareholders may not have read it. As announced, we will instruct our gardener Steve Clarke to take corrective action, if necessary, as far as Company's footpaths are concerned and hope vigilant shareholders will beat him to the post!

Derek Walker has kindly agreed to co-ordinate any private tree work which shareholders wish to carry out at the time our tree surgeons are on site. This could potentially save you time and money. Please contact him at 27 Barrards Way by end November.

Building Extensions

The Deed of Covenant signed by all shareholders requires the approval from the Company for any extension **prior to work being carried out**. In principle, the approval is a formality and is usually 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 you might face delays when selling your property later on.

Vehicle Excise Duty (VED)

Recently the law has changed and it is now an offence if you own and don't renew your "road fund license" disk. The Company reserves the right to have any such vehicles removed from Company land at the owners' expense.

Good Neighbourhood

You may be aware that the sewers from our estate lead down South and pass the Jubilee Hall. Earlier this year, an event was severely disrupted due to overflowing sewers near the Hall. This happened more than once and cost unnecessary time and money. Each time the "culprits" were nappies which most probably "originated" from this estate. We would like to urge residents not to flush nappies or similar matters down the loo - thank you.

Although it is still early autumn, the directors would like to wish all shareholders and their families a very Merry Christmas and a healthy New Year 2000.



The Editor