

Manorism

Issue No. 7 - March 2000



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

Welcome

Welcome to your new-look newsletter in the third Millennium. The Directors are aiming to utilise the possibilities of new technology for the benefit of all shareholders and residents. We will bring you important news on our new Web site at www.SeerGreen.org.uk as and when they occur. Visit the site from time to time if you are interested in the affairs of your Company and your estate. The printed newsletter will continue to be published and distributed as usual.

Internet

The World Wide Web is not only great for posting news, it can also be used to further streamline and speed up the transfer of properties on the estate. All the relevant documents required are available for print or download from our Web site at www.seergreen.co.uk as from today. *Letters of Consent* and *Share Certificates* will be provided in hard copy until further notice. We have informed all solicitors who get regularly involved in property transfers on the estate about our new service.

To date they have been requesting what is basically the same set of documents every time. The only change is once a year when the latest accounts are published. It will speed things up and **reduce** the *Supplementary Service Charge* from £90 to **£75** per transfer. If you have access to the Internet, just have a look for yourself. The whole process is designed to be self-explanatory. If anyone should have a proposal for improvements please get in touch with the Company Secretary at the Registered Office.

AGM

The AGM on 11 November 1999 was attended by 19 shareholders of which 5 were Directors; one shareholder voted by proxy.

David Matthews stepped down as Director as announced at the AGM in November 1998. He was initially appointed in December 1992 and facilitated a smooth transfer when a new Board was elected in April 1997. Shareholders thanked David for his most valuable contributions during his time in office.

In order to finish our AGMs during daylight hours, attendants agreed that it would be a good idea to bring the date forward.

IMPORTANT: The next AGM will be held on **22 June** at 8 pm. **Venue:** Parish Hall. Invitations will be despatched in May. We hope you will be able to come and demonstrate your interest in the affairs of your Company.

Maintenance of the Estate

We have just signed the third annual contract with SJC Gardencare. Steve Clarke has done a good job over the past 12 months. Both shareholders and Directors have thanked him and expressed their wish that he may continue for many more years to come. Steve reported to the Company recently:

- residents are dumping leaves on Green Meadow bank
- slide on Company Green
- dog fowling is up after last year's poster campaign
- vandalism of (private) property

These issues are a nuisance and do not help to keep the estate in an appealing condition for residents and visitors.

Following our plea in September last year, residents have taken note and cleared overhanging bushes and

trees in the interest of public safety. Thank you.

After trees had been left unmanaged since they were planted over the past 24 years or so, the current Board took professional advice as to what should be done and when. Tree surgery started last year and was continued this

February with further work planned next year. The Directors are conscious about various needs like eg.:

- safety of residents and company land
- damage to underground pipes
- nature preservation
- daylight access to private dwellings

It is not always possible to please everybody all the time. The Directors always welcome any constructive feedback and if you would like to serve on the Board, please put your name forward for the next elections in June.

Neighbourhood Watch

The only active NHW scheme on the estate is co-ordinated by Ronald Anlauf. It covers No. 1 to 7a Drovers Way, and all of Dell Lees and Wood Pond Close. Burglars have again been active on the estate recently. It would make sense to set up further schemes. Please talk either to Ronald 674872 or Keith Dawkins, Police 736642.

Miscellaneous

Seer Green may well be affected by a plan from Central Railway plc. The objective is again to divert HGV traffic onto the railways. More details from BUCKS CRAG on 814750, or send an e-mail to: buckscrag@hotmail.com or visit www.zyworld.com/buckscrag/buckscrag.htm.

Enjoy the Spring and Happy Easter, **The Editor**

Dear shareholders, please pay the enclosed bill today (by post-dated cheque). Thank you.