

Manorism

Issue No. 8 - March 2001



www.SeerGreen.org.uk

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

Welcome

Welcome to your newsletter. Please find attached your invoice for the year starting on **1 April 2001 – please pay today** and help keep administration costs to a minimum! As you can see, the Directors have knocked off another £5 for each full shareholding thus bringing down the annual service charge to below 1995 levels. Since then, annual Manor Farm charges have come down by 22% while Council Tax has increased by 65% (Band E). The Directors are aiming to offer continued value for money to shareholders. However, their plea last year to sign on as many shareholders as possible to receive all Company correspondence by email was heeded by fewer than expected. While there may be scope to reduce charges next year once again by £5, this will only be for those who sign on to our email delivery system. Simply send an email to **MFCo@SeerGreen.org.uk** with your house number and street in the subject line.

Once we have acknowledged your message you know that we have registered you on to our system successfully. Please be assured that we will not bombard you with email unnecessarily and that we will not divulge your details to any third party in order to avoid spamming. For those without access to email, we will of course continue distributing correspondence in the usual way.

Internet

We will bring you important news on our 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. All the relevant documents required for property transfers are also available for print or download from our web site. *Letters of Consent* and *Share Certificates* will be provided in hard copy until further notice. Some have already made use of our service. It does speed things up and **reduces** the *Supplementary Service Charge* from £90 to **£75** per transfer. Make sure you instruct your solicitors when you are selling your property and save time and money in the process. The whole process is designed to be self-explanatory. If anyone should have ideas for improvement please get in touch with the Company Secretary at the Registered Office.

AGM

The AGM on 22 June 2000 was attended by 8 shareholders of which 4 were Directors; 6 shareholders voted by proxy. All motions were carried and all Directors were duly re-elected and are happy to continue offering their service to all shareholders.

IMPORTANT: The next AGM will again be held in **June** in the 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 are just in the process of signing the next annual maintenance contract with SJC Gardencare. Steve Clarke who received support from his son Darrel last year has again done a good job. Both shareholders and Directors have expressed their thanks and the wish that the good co-operation may continue for many years to come. Steve reported to the Company recently:

- residents are dumping leaves on Company land
- slide on Company green
- dog fouling despite of 2 poster campaigns
- abandoned cars on Company car parks

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

Tree surgery which started last year was continued this winter. 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

Thanks to Jennie Guerin who supervised all gardening work during the past year. Unfortunately, it is not always possible to please everybody all the time. However, the Directors always welcome any constructive feedback.

You may have heard about the problems with leylandii. Due to lack of space we will publish some details on our web site soon.

Footpath Repairs

Thanks to Derek Walker who organised and supervised necessary repair to Company footpaths during the past year. Larry Bennett is still in the process of chasing the Council to carry out urgent repairs to their footpaths.

Neighbourhood Watch

Your attention is drawn to the attached newsletter. The success of this scheme is mainly up to shareholders and residents.

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

Please pay the enclosed bill today! Thank you.