

Manorism

Issue No. 10 - March 2003



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

Welcome to your latest newsletter, which we hope you will find informative.

Internet

All the relevant documents required for property transfers are available for print or download from our website www.SeerGreen.org.uk. Instruct your solicitors accordingly when you are selling your property. You save time and money in the process as the *Supplementary Service Charge* you need to pay is reduced from £90 to £75. Our website also offers news about your Company and the estate.

Track Record

The current Board of Directors took over their duties in April 1997. Since then they have worked hard and tirelessly on a voluntary basis. Here are just some of the achievements the Directors have been able to accomplish:

- all green areas and hard-tops have been maintained to an adequate and fully acceptable standard
- ongoing costs of maintaining green areas were reduced
- the areas at Green Meadow and at the Bottom of Barrards Way have been landscaped and lifted to the overall standard of the estate
- the corner of Farmers Way and Barrards Way has been landscaped
- the first tree management programme has been implemented, a project which will continue
- trees were planted in Drovers Way
- the car park in Farmers Way, behind Stable Lane, was re-surfaced
- Company footpaths have been repaired where necessary
- the collapsing wall at the car park in Stable Lane was repaired
- overheads have been cut drastically by re-organising Company administration
- a website was launched offering general information about the Company's affairs and Neighbourhood Watch
- the property transfer process has been streamlined further and can now be carried out almost exclusively via the internet thereby saving you costs
- savings have been realised by sending important documents via email (currently 50% are registered)
- bank charges have been eliminated by changing bankers who have also been offering highly competitive rates of interest
- the Company has been exempt from paying income tax on non-trading income, ie. interest earned
- substantial outstanding debts, some dating back to 1987 - well before the Company was handed over by the developers Perfect Homes to shareholders - have all been collected in full, with no new debts arising

As a result of the Directors' continuous efforts, the Annual Service Charge has been reduced substantially, increasing the **discount to 50%** for all, as long as invoices are settled by the due date. Company reserves are adequate

to cover budgeted expenditure for the next five years, even at the new rate of Annual Service Charge.

While it has been acknowledged by many that the Company's affairs have improved, some shareholders have for many years been unhappy about noisy and partly destructive behaviour of mainly younger residents playing on green areas on the estate.

The Directors appreciate shareholders' concerns and have spent numerous hours, including late evenings and

weekends, discussing the matter with complaining shareholders, "offenders" and at meetings. The Directors have to consider the interests of **all** shareholders and need to rely in the end on the goodwill and positive attitude & behaviour of all people living on the estate that they obey the Rules voted on by shareholders.

Annual General Meeting

The AGM on **20 June 2002** was attended by 15 shareholders of which 5 were Directors; 5 shareholders voted by proxy. All motions were carried, and all Directors were duly re-elected. If you are willing to bring your expertise to the Board for the benefit of all shareholders, please put your name forward for election at the next AGM on **19 June 2003** - details will be published in May.

Maintenance of the Estate

After considerable deliberations, the Directors decided to appoint Wye Valley Landscape and Garden Care with effect 1 April 2003. This was at the suggestion of Mr Holmes who is a shareholder of your Company and lives on the estate.

From time to time there is considerable intrusion of plants, shrubs and trees from private properties onto footpaths. This is potentially dangerous and residents are reminded to prune back protruding greenery **regularly**.

It has been observed that some residents are using Company ground for dumping rubbish, mainly the two car parks off Farmers Way. It is requested that this highly unsocial behaviour is stopped immediately.

Thank you for your understanding and co-operation.

Parking on the Estate

The increased number of cars has also become a problem on this estate. Parked cars, sometimes on **both** sides of the road, can make passing dangerous or impossible. Please consider the space required for emergency vehicles. And, drivers are kindly requested to keep their **speed low**, due to children playing on the estate.

When the Directors are informed about an "untaxed" car on Company land, a 10-day notice is attached to it; if it is not removed, the vehicle is reported to the Council.

Walls & Fences

All walls and fences are so-called party walls / fences. The costs for maintenance or replacement are to be borne by both parties who share them.

Enjoy the Spring, **The Editor**

Please pay the attached bill today! Thank you.