

# Manorism

Issue No. 11 - March 2004



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

**Welcome** to your latest newsletter, which we hope you will find informative. The Directors have received many positive comments about the way they try to communicate with shareholders and appreciate any constructive feedback you care to give.

## Internet

All the relevant documents required for property transfers are available for print or download from our website [www.SeerGreen.org.uk](http://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 has been serving willingly since 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
- 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 money
- savings have been realised by sending important documents via email (currently 53% are registered)

As a result of the Directors' continuous efforts, the Annual Service Charge has been reduced substantially. Most shareholders now **pay half** of what they used to pay while eg. Council Tax for Band E has since **more than doubled**. Even though the accounts will show a loss for 2003/04, this is a managed and in line with reducing reserves as per the Company's 5-Year Plan.

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 a minority.

In Britain, too many people believe that anti-social behaviour is a problem where they live. One in five say that there is a high level of disorder in their area. The Home Office has launched a TOGETHER campaign. It is made clear that effective solutions are not the responsibility of a single agency or organisation. Residents and tenants, local authorities, victims and witnesses, the police, social services, schools, businesses and many other groups and individuals have a role and a responsibility to tackle anti-social behaviour. The Neighbourhood Watch team is currently considering how residents on the estate could best contribute to solving the issue peacefully.

## Annual General Meeting

The AGM on **19 June 2003** was attended by 24 shareholders of which 5 were Directors; 2 shareholders voted by proxy. All motions were carried, and all Directors were duly re-elected, except for Charles Guerin who had notified the Company of his intend not to stand again for election. Shareholders and colleagues of the Board thanked Charles Guerin for his time and effort during 6 years of service. 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 **17 June 2004** – details will be published in May.

## Maintenance of the Estate

The new gardeners Wye Valley took over maintenance of the estate in April last year. Feedback received indicates that shareholders and residents are rather pleased about

the general work which has been carried out. The Directors are fully satisfied and have extended the contract for another year.

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. Dog fouling continues to be an issue. Remember, it's your estate you are spoiling.

## 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.

## 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** to protect especially the elderly and the children playing on the estate.

*Do not park your cars on grass verges as they obstruct our gardeners and may get damaged by flying debris.*

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 your bill today! Thank you.**

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