

# Manorism

Issue No. 12 - March 2005



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 again received many positive comments about the way the estate has been managed and how they try to communicate with shareholders; they appreciate any constructive feedback you care to give.

## Track Record

The Directors of the current Board have been serving since April 1997. Since then they have worked hard and tirelessly on a voluntary basis. 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 for 2004/05 are expected to show a small loss, it is a managed and in line with the Company's 5-Year Plan.

## Annual General Meeting

The AGM on 17 June 2004 was attended by 11 shareholders of which 4 were Directors; 2 shareholders voted by proxy. All motions were carried, and all Directors were duly re-elected. Lawrence Bennett has announced that he will not be standing for re-election in 2005 due to personal circumstances. This means that the Board will be down to the minimum of 3 Directors and is in need of someone who will deal with **Compliance**. Therefore, if you are willing to bring your time and energy to the Board for the benefit of all shareholders, please put your name forward for election at the next AGM on **15 June 2005** – details will be published in May.

## Maintenance of the Estate

Wye Valley took over maintenance of the estate in April 2003. Feedback received indicates that shareholders and residents are very pleased about the general work which has been carried out. The Directors are fully satisfied and have extended the contract for another year.

## Some Points for your Consideration

Please consider the following issues carefully as it will help to keep your lives easier and make this beautiful estate even more attractive to live on.

### \* Property Transfer

All the relevant documents required for property transfers are available from [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 to £75** from £90. The website also offers useful information about your Company and the estate.

### \* Building Extensions

The Deed of Covenant (Deed) signed by all shareholders requires Company approval 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.

### \* Walls, Fences, Aerials

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

The Deed calls for open plan layout of the estate. Therefore, you are kindly requested not to erect fences or walls facing green areas on the estate.

The Deed also asks not to affix or set up any external television aerial on the property. As the planned communal aerial never materialised, the Company does not object to aerials being installed outside your property where adequate picture quality cannot be obtained otherwise. This also applies to radio aerials and satellite dishes.

### \* Protruding Greenery

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**.

### \* Mortgage

The Deed signed by all shareholders states in different places that the "restriction shall not apply to the creation of any mortgage or legal charge". Therefore, you do not need Company consent for any mortgage matter.

### \* Parking on the Estate

The ever-increasing number of cars has become a problem on the 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 children playing on the estate and the elderly. Please do not park your cars on grass verges as they obstruct our gardeners and may get damaged by flying debris.

### \* Abandoned Cars

Abandoned or unlicensed vehicles can be reported by anyone to the Waste Management Enforcement Officer at the Chiltern District Council on 729000 or online at [www.chiltern.gov.uk](http://www.chiltern.gov.uk).

### \* Dumping / Vandalism

It has been observed that some residents are using Company ground for dumping rubbish, and dog fouling continues to be an issue. Remember, it's your estate you are spoiling.

Repeatedly, acts of vandalism occur on the estate, both to private and company property. Please report any such incidences straight to the Police to ensure the estate remains attractive and shareholders' funds don't have to be used to pay for unnecessary repairs or replacements.

Enjoy the Spring, **The Editor**

**Please pay your bill today! Thank you.**