

Manorism

Issue No. 13 - March 2006



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

Welcome to your latest newsletter, which we hope you will find informative. Thank you for all your kind words about maintenance of the estate and administration.

Track Record

The volunteer Directors of the current Board have been serving since April 1997. Since then they have worked hard & tirelessly and reduced the Annual Service Charge. Due to expensive tree surgery this year and repair work to hard surfaces next year, the Board had to reduce the discount as from 2006/07. But most shareholders will still pay just over half of what they used to pay, while eg. Council Tax has since **more than doubled**.

Annual General Meeting

The AGM on 15 June 2005 was attended by 9 shareholders of which 4 were Directors; 6 shareholders voted by proxy. All motions were carried unanimously, and all Directors were duly re-elected. Lawrence Bennett has since resigned from the Board due to personal circumstances. The Board has thanked him also on behalf of all shareholders for his contributions and wished him all the best for the future. The Board is down to the minimum of 3 Directors and is in need of someone who will deal with **Compliance** – see box.

The next AGM is scheduled for **June 2006** – details will be published in May.

Front Gardens

We appreciate the additional benefits to the estate, given by the beautiful front gardens that some householders have developed over the last year. They are a joy to look at and give pleasure to all residents and visitors.

Some Points for your Consideration

Please consider the following issues carefully - they will help to make your lives easier and this beautiful estate even more attractive for living.

* Property Transfer

All the relevant documents required for property transfer are available from www.SeerGreen.org.uk/Transfer. 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/Alterations

The Deed of Covenant (Deed) signed by all shareholders requires Company approval for any changes to your property **prior to work being carried out**. In principle, the approval is a formality and is usually granted if the proposed changes do not alter the appearance of the estate unduly. If you fail to obtain Company approval you might face delays when selling your property later on. If your property has been changed, make sure you have got the approval letter. Contact the Company Secretary if you are in doubt.

* Mortgage

As per the Deed signed by all shareholders, you do not need Company consent for any mortgage matter.

* Walls, Fences, Aerials, General Appearance

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.

The wheeled waste bins may make your life easier, but storing them in open view to neighbours and residents does not add to the general appearance of the estate.

* 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.

* Dumping / Vandalism

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. And do not use drains or soakaways for your rubbish or chemicals/oil. 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.

* Parking and Driving 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 keep your **speed low** to protect especially the elderly and children playing on the estate. Please do not park your cars on grass verges as they obstruct our gardeners and may get damaged by flying debris.

* Abandoned Cars / Water Preservation

Anyone can report abandoned or unlicensed vehicles to the Waste Management Enforcement Officer at the Chiltern District Council on 01494 729000 or online at www.chiltern.gov.uk - search for "abandoned cars". Water leakages should be reported without delay to Three Valleys Water, calling freephone 0800 3765 325.

Enjoy the Spring, **The Editor**

Please pay your bill today! Thank you.