

Manorism

Issue No. 14 - March 2007



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

Welcome to your latest newsletter and thank you for your kind words about estate maintenance, administration and communication.

Track Record

Three volunteer Directors of the current Board of four have been serving since April 1997. Shareholders continue to benefit from their hard work and still pay just over half of what they used to pay prior to 1997, while eg. Council Tax has since **more than doubled**.

Annual General Meeting

The AGM on 21 June 2006 was attended by 8 shareholders (incl. 3 Directors); 1 shareholder voted by proxy. All motions were carried unanimously, and all Directors were duly re-elected. Glynis Stanning was elected as new member and is now looking after Compliance. The next AGM is scheduled for **June 2007** – more details in May.

Hardstandings

The Board of Directors were recently asked to approve, in accordance with the covenants on the property, the removal of the hardstanding and its incorporation into the garden area. Enquiry of Chiltern District Council suggested that the removal of the hardstanding, as it was a planning requirement at the time the houses were built, would be a **BREACH OF THE ORIGINAL PLANNING CONSENT** and a formal application for amended planning permission would be required for such work. Any contraventions within the last 10 years could be subject of enforcement action to reinstate the hardstanding. This advice was from a Council Officer and a definitive view can only be obtained after a formal planning application.

Front Gardens

Residents and visitors appreciate the additional benefits to the estate deriving from beautiful front gardens that some householders have continued to develop. They are a joy to look at and give pleasure to all. Absent landlords may want to ensure that their front gardens are well maintained, too.

Some Points for your kind 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. The *Supplementary Service Charge* you need to pay is then **reduced to £75** from £90. The website also has useful information about your Company, the estate and NHW.

* 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.

* Walls / Fences / Aerials / General Appearance

All walls and fences are so-called party walls/fences. The costs for maintenance or replacement are a matter for 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/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.

* Mortgage

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

* Protruding Greenery

Intrusion of plants, shrubs and trees from private properties onto footpaths are a nuisance and potentially dangerous; please prune back protruding greenery regularly.

* Dumping / Dog Fouling / Vandalism

Company ground is now less often used for dumping rubbish but dog fouling continues to be an issue. And do not use drains or soakaways for your rubbish or chemicals/oil.

Occasionally, 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 wasted 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 the Company's gardeners and may get damaged by flying debris.

* Abandoned Vehicles / Street Cleansing

Abandoned/unlicensed vehicles should be reported to the Chiltern District Council: www.chiltern.gov.uk - select 'A' under Services, then "Abandoned vehicles".

The street cleansing contractor reacts to and deals with specific problems. If you wish to request a road be swept please contact the Council.

Contacts for both matters: wmanagement@chiltern.gov.uk or 01494 732053.

* Water Preservation

Water leakages should be reported without delay to Thames Water: www.thameswater.co.uk or 0800 714614.

Enjoy the spring, **The Editor**