

Manorism

Issue No. 15 - March 2008



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

Welcome to your latest newsletter and thank you for your virtually 100% support and kind words to Directors about estate maintenance, administration and communication.

Track Record

Shareholders continue to benefit from the hard work of volunteer Board Directors; you still pay about half of what you used to pay prior to 1997, while eg. Council Tax has since **more than doubled**.

Annual General Meeting

9 shareholders (incl. of 4 Directors) attended the AGM on 20 June 2007; further 3 shareholders voted by proxy. All motions were carried unanimously, and all Directors were re-elected. The 2008 AGM will be in **June** - details in May.

Rules relating to Greens and Paths

In June 2001 shareholders had unanimously resolved that ball games (except sponge balls used by small children), cycling and dogs are not permitted on Company land; all shareholders have the right to enforce this **rule** – see www.SeerGreen.org.uk/transfer. And please do not put swings, slides, etc. onto Company land - it may be removed without further notice for safety reasons.

Manor Farm Estate – Sewer

There have been a couple of “blocked drain” incidents and although drains do not come under the control of Manor Farm Company, the Board made enquiries on behalf of the shareholders and discovered that the whole estate has an un-adopted sewerage system.

Despite extensive investigation, there seem to be no maps of the drains as they were finally laid out and Thames Water (TW) have nothing on record relating to our estate. We have been to the Chiltern District Council offices and seen the TW plan of the adopted sewers which surround the estate. Only two estate sewer covers come under TW control and these are linked to the development of the school and are at the bottom of Barrards Way.

The Board is acting as temporary ‘control central’ in this matter and is arranging for a survey by TW, with a view to getting the Sewer System adopted.

Some Points for your kind Consideration

The following issues are mentioned to help make your lives easier and this beautiful estate even more attractive.

* Property Transfer

All 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 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.

* Hardstandings

Chiltern District Council suggested that the removal of the hardstanding and incorporation into gardens would be a **breach** of the original planning consent and a formal application for amended planning permission would be required for such work.

* Walls / Fences / Aerials

All walls and fences are so-called party walls/fences. Maintenance or replacement costs are a matter for the parties who share them.

As the Deed calls for **open plan** layout of the estate, please do not erect fences or walls facing green areas.

The Deed also asks not to affix or set up any external **television aerials** on your property. As the planned communal aerial never materialised, the Company does not object if you wish to install aerials/dishes discreetly if you cannot obtain adequate signals otherwise.

* Front Gardens / Protruding Greenery / Waste Bins

Residents and visitors appreciate well-maintained front gardens. 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.

Protruding plants, shrubs and trees from private property onto footpaths are a nuisance and potentially dangerous; please prune them back regularly.

The **wheeled waste bins** make life easier, but please do not store them in open view to neighbours and residents.

* Dumping / Dog Fouling / Vandalism

Please do not use Company land or drains/soakaways for your rubbish or chemicals/oil.

Dog fouling continues to be an issue. Please report incidents to the Council who will impose fines.

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 to preserve shareholders’ funds.

* Parking & Driving on the Estate / Street Cleansing

Parked cars can make passing dangerous or impossible. Please consider the space required for emergency vehicles and do not park vehicles on grass verges as they obstruct the Company’s gardeners and may get damaged by flying debris. Abandoned/unlicensed vehicles should be reported to 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.

Please keep your **speed low** on the estate roads to protect especially the elderly and children.

* Water Preservation

Please report water leakages without delay to Three Valleys Water or Thames Water: www.thameswater.co.uk or 0800 714614.

Enjoy the spring, **The Editor**

Please pay your bill today! Thank you.