

Manorism

Issue No. 16 - March 2009



www.SeerGreen.org.uk

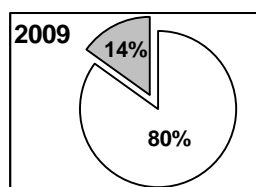
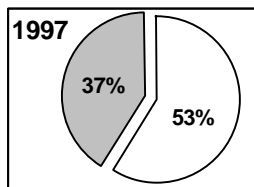
Newsletter of the Manor Farm (Seer Green) Management Company Limited

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 – Board Changes

After 12 years, shareholders continue to benefit from the hard work of the 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**.

Maintenance and administration form some 90-95% of the company's overall cost. While the upkeep of greens and hard surfaces has increased from 53% to 80% since this Board has been in charge, administration has been slashed from 37% to 14%.



In line with best practice, the Board regularly reviews contracts to ensure value for money for shareholders. If someone would like to carry out a voluntary audit, please contact the registered office.

Regular projects are carried out to keep the green areas, trees, hedges and hard surfaces attractive and safe. Shareholders who may be adversely affected by this work will receive prior notice; updates are also published on our website.

Derek Walker has stepped down, he is moving up North. The Board thanked Derek for his energy and valuable input since 1997. The Board appointed as successor Brian White from 7 Stable Lane.

Annual General Meeting

14 shareholders (incl. of 4 Directors) attended the AGM on 18 June 2008; a further 2 shareholders voted by proxy. All motions were carried unanimously, and all Directors were re-elected. 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 which will take place on **17 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 these **rules** – see www.SeerGreen.org.uk/transfer. We are pleased to note that they have been largely followed last year. But please do not put swings, slides, etc. onto Company land - they may be removed without further notice for safety reasons.

Manor Farm Estate – Sewers and Hard Surfaces

The Board agreed to persevere with the adoption by Thames Water of the private sewer system and get all non-adopted footpaths and hard standings adopted by the Council.

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.

* Mortgage

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

* 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.

Flowerbeds suffer when children are running through them and dogs are allowed foul them. Please help prevent this.

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 both on the estate in general and on Company land and flowerbeds in particular. Please report incidents to the Council who imposes 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.

* 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.