

Manorism

Issue No. 17 - March 2010



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

Welcome to your latest newsletter and thank you for your continued support and words of appreciation about estate maintenance, administration and communication.

1) Matters related to Manor Farm Company

Track Record

Shareholders continue to benefit from the hard work of the volunteer Board Directors. The annual service charge is still about half of what it was prior to 1997, while eg. Council Tax has since more than doubled. If someone would like to carry out a voluntary audit of the Company's accounts, please contact the registered office.

Annual General Meeting

16 shareholders (incl. of 3 Directors) attended the AGM on 16 June 2009; a further 2 shareholders voted by proxy. All motions were carried, all Directors re-elected unanimously. Glyn Stanning is stepping down at the end of March since she is no longer living on the estate. The Board is grateful for Glyn's energy and valuable input since 2006, especially in connection with the sewer adoption project. The Company is seeking an active new member to join the Board. If you are willing to sacrifice a little of your time and energy for the benefit of all shareholders, please put your name forward for election at the next AGM which will take place in **June** - details in May.

Manor Farm Estate – Sewers / Footpaths

The Board has been acting as temporary 'control central' on behalf of all shareholders with regard to the **sewer** adoption by Thames Water. Glyn Stanning has been working tirelessly with Stage 1 now completed; you can view the survey on our website. We are grateful to Philip Lord for dealing now with the final stage of adoption. We are also planning to have **footpaths** adopted by the Council. Brain White has been working on this project and the Board is going to consider the next step in April.

Some Points for your kind Consideration

* Rules relating to Greens and Paths

In June 2001 shareholders had unanimously resolved (see www.SeerGreen.org.uk/transfer) that ball games, cycling and dogs are not permitted on Company land; all shareholders have the right to enforce these **rules**. Please do not put swings, slides, etc. onto Company land - they may be removed for safety reasons without further notice.

* 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.

* 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.

* 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.

2) Matters not related to Manor Farm Company

* 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 / Winter Gritting

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 can be reported by anyone to the Police on 08458 505505 or 01494 736736, quoting the make, model, registration number and exact location of the car.

Please keep your **speed low** on the estate roads to protect especially the elderly and children; observe right of way.

This winter has proved to be a challenge for motorists even on our estate. The Company will not provide sand boxes to hold **gritting material** or allow storage on Company land.

Please pay your bill today!
Thank you.

Enjoy the spring,

The Editor