

Manorism

Issue No. 18 - March 2011



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 the Company's 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. your Council Tax has since nearly trebled.

Annual General Meeting

17 shareholders (incl. of 2 Directors) attended the AGM on 16 June 2010; 1 shareholder voted by proxy. All motions were carried, all Directors re-elected unanimously. The Company is down to its legal minimum of three Directors and is seeking an active new member to join the Board. If you are willing to do your bit for the benefit of all shareholders, please put your name forward for election at the AGM in **June** - details in May.

Foul Sewer Adoption by Thames Water

The Board is grateful to Glyn Stanning and Philip Lord for their tireless efforts to manage the adoption of the foul sewer system on the estate. The Board also wishes to thank the vast majority of shareholders who settled the related one-off bill quickly. Sadly, more than 40 shareholders had to be reminded more than once, and many needed personal visits from our Company Secretary. Lack of communication by shareholders was the main issues identified. The last payment was received on 14 March 2011. Thames Water have issued a '**Notice of Intention to Adopt Sewers Certificate**'

Some Points for your kind Consideration

* Company Car Parks

Please do not place trailers, rubbish bins, bird feeders, BBQ's, swings, slides, etc. on company car parks and other land. The Company reserves the right to remove any unlawfully placed items on its land without prior notice and to charge cost to shareholders.

* 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**.

* 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 Council has reserved permitted development rights, and 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

According to the Chiltern District Council the removal of hardstandings 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. Everyone, including absent landlords, may want to ensure that their front gardens are well maintained.

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

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 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.

Please pay your bill today!
Thank you.

Enjoy the spring,

The Editor