

# Manorism

Issue number 019. May 2012



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 communications

## **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**

The Manor Farm company AGM will be held on Wednesday 13<sup>th</sup> June at 7.30pm at the Baptist church. Everyone is invited to attend.

### **Ronald Anlauf**

We have been very fortunate over the years to benefit from the efficiency, diligence and obliging nature of Ronald's leadership. Ronald became a Director in 1997 and has acted as Company Secretary and administrator since. It is thanks to him that the Company has proceeded to run so smoothly in recent years.

In February Ronald stepped down as a Director and Company Secretary but we have been lucky in that we are still able to tap into his considerable knowledge and experience from time to time. He has also continued to assist with the website on a temporary basis.

The Directors express their appreciation for all that Ronald has done and contributed over the years. Ronald, a big thanks and all the very best for the future

### **Director Changes**

This year has seen several changes to the Board of Directors. Following the departure of Ronald Anlauf, Brian White and Andre Nasr the following appointments have been made amongst residents.

We are fortunate that Jen Guerin, who has also been a Director since 1997 has continued, her experience is especially valuable in the light of Ronald's departure. Tim Whitehead also remains as a Director.

In February, Colin Campbell became a Director and took over responsibility for finance and accounts. At the same time Peter Van Duzer became a Director and Company Secretary to take care of the Company's administrative responsibilities.

In March Darren Yates became a Director and took over the role of looking after the hard standing surfaces and paths.

In May Peter Jones became a Director and is assuming responsibility for the company's website. <http://www.seergreen.org.uk>

### **\* Property Transfer**

All documents required for property transfer are available from **[www.SeerGreen.org.uk/transfer](http://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 provided the whole transfer process is started via the company's website.

### **\* 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.

### **\* Hard standings**

According to the Chiltern District Council the removal of hard standings 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.

### **Flower Beds**

We've had problems in the past year with young children playing in the flowerbeds and causing damage to plants, flowers, bushes etc. This has mainly been an issue on the main Green and adds to the costs of maintaining the garden areas. Please be aware of such mischief.

### **Gullies/Drains**

Please be aware that rubbish ending up in the drains and gullies does not end up in the sewerage system but in the 'soak away pits' which are the responsibility of Manor Farm and cost a substantial amount to clear away.

### **\* Dumping / Dog Fouling / Vandalism**

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

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**Dog fouling** continues to be an issue. Dog owners should clear up their pooches mess. 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.

Enjoy the summer....if we get one.

**The Editor**

#### **Looking for a Solicitor?**

**Hilary Johnston LL.B.**

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