

Manorism

Issue number 020. June 2013



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.

This newsletter is only sent to residents of Manor Farm Estate, if anyone is aware of a resident who has not received the newsletter then please feel free to forward this on.

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 Council Tax has since nearly trebled.

Annual General Meeting

The Manor Farm Company AGM will be held on Wednesday 26th June at 7.30pm at the Baptist church. Everyone is invited to attend.

Residents email addresses

Please keep MFCo informed of changes to your email address. We communicate via email and this is especially the case when sending out annual service charge invoices. In order to not miss out on the £25 discount for prompt payment please ensure we have your up to date email, thanks.

*** 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 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**

Over the past year improvements to hard surfaces have been carried out at the car park on Farmers Way as well as at a number of smaller sites.

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 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.

Dog fouling continues to be an issue. Dog owners should clear up their dogs mess. Please report incidents to the Council who 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.

Thames Valley Police Alert

Thames Valley Police operate a service whereby residents can receive messages of crime alerts, witness appeals, crime prevention tips etc for the local area.

If you want to sign up then you can via <https://www.thamesvalleyalert.co.uk>

Manorism

Issue number 020. June 2013



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

If you don't want to receive duplicate emails then please inform the MFCo via email so we can notify our local Neighbourhood Watch Administrator

Enjoy the summer...if the sun decides to make an appearance.

The Editor

Looking for a Solicitor?

Hilary Johnston LL.B.



Conveyancing, Wills & Probate

7 Manor Farm Way
Seer Green
HP9 2YD

Tel: 01494 678230

Fax: 01494 672156

email: hiljohns@btconnect.com

This firm is regulated by the Solicitors Regulation Authority under SRA 63564