

Manorism

Issue number 021 May 2014



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

Welcome to your latest newsletter and thank you for your continued support.

This newsletter is only sent to owners of properties on 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

Service charge

It is intended that the annual service charge will remain the same for 2015/2016. This has remained unchanged since 1995. We have been able to achieve this through the continuing efforts of a board of directors of owners who undertake the necessary organisational work themselves.

Annual General Meeting

The Manor Farm Company AGM will be held on Tuesday 10th June at 7.30pm at the Baptist church. Everyone is invited to attend.

Your email address

In order to not miss out on the £25 discount for prompt payment please ensure we have your up to date email address. We prefer to communicate the annual service charge invoice and the AGM notice by email and this helps us keep costs down. Please send your email address to MFCo@SeerGreen.org.uk if we do not have it.

Property Transfers

All documents connected with MFCo required for property transfer are available from a page on our website at <http://www.seergreen.org.uk/transfer>

Please instruct your solicitors to access this website page when you are selling your property. The *Supplementary Charge* you need to pay for the work we do in connection with a property transfer is now £100 to help defray our costs.

Planning permissions and covenants

Most of you will be aware of the **special covenants and planning regulations** which control development on the estate. However, as we have recently had a number of new residents, we thought it would be worthwhile to highlight these again.

Please remember that **planning approval is required from the Company** for changes to your property, although permission is normally given if consent has already been granted by the Council. Note that the Council has reserved permitted development rights.

The rules exist mainly **to preserve the open and green nature of the estate** - from which we all benefit - and the Directors are duty-bound to uphold them. They relate to a range of areas, including buildings such as **conservatories** and **extensions**, in addition to **walls** and **fences**. In particular, **front lawns** are supposed to be maintained as **unenclosed green areas** for the benefit of the estate.

Further information on what is permitted can be found on our website <http://www.seergreen.org.uk/>. However, **if in**

doubt please contact us if you have any questions, ideally before starting a project. We are here to help!

2) Matters not related to Manor Farm Company

Dog fouling

We have received complaints about dog fouling on the common areas (and sometimes front gardens) on the estate. Please be aware that the common areas are used by small children who are likely to lie and roll on grass areas. Even clearing up after your dog on the common areas will not prevent possible unpleasant or even health issues for small children who also use the grass. Please keep your dog on a lead on the estate and ensure that it does not defecate on the common grass areas.

Welcome pack

If you are new to the estate and would like to receive a Welcome Pack containing useful information, please contact Monica Sado, who also provided the article on the Eight O'Clock club below, which has her contact number.

Eight O'Clock Club

The club was founded in 1982 as a social group for village residents for whom other village groups were either not appropriate or did not appeal; it would meet in the evening, so that it would be available for those who worked during the day.

We currently have regular attendees in their thirties, forties, fifties, sixties, seventies eighties and on occasions a teenager; so you can see all are welcome.

Meetings are held in the Parish Church Hall, Chalfont Road at 8.00pm usually on the first Thursday of the month.

Each month's meeting is advertised on posters in the shops and around the village and in the Parish Magazine.

All are welcome to any meeting which interests them Cost £3 to include tea/coffee and biscuits.

For further information contact Monica Sado 01494 677851

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. Please keep your **speed low** on the estate roads to protect residents and visitors, especially the elderly and children.

Thames Valley Police/Neighbourhood Watch

Sadly, Kathy Ellis, our co-ordinator for the last few years, has passed away. We are grateful for her services to our community and offer condolences to her family.

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, you can register at

<https://www.thamesvalleyalert.co.uk>

Enjoy the summer!

The Editor