

Manorism

Issue number 024 June 2017



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 home owners on Manor Farm Estate. If you know a resident who has not received it then please forward this on.

1) Matters related to Manor Farm Company

Annual Service charge

Firstly, many thanks to all of you for prompt payment of this year's service charge. **Prompt payment reduces the administrative burden**, as it means less time is spent on reminders. Barring unforeseen circumstances, the Directors will endeavour to keep the 2018/2019 service charge at the current reduced level.

Annual General Meeting

The 2017 Manor Farm Company AGM will be held on **Wednesday 5th July at 7.30pm** in the Rear Room at the Baptist church. Everyone is welcome.

Gardens

We hope you think the gardens and greenery on the estate look nice. Jenny Guerin and her team have continued to work hard on maintaining the gardens, which are for the benefit of all shareholders. Please keep pets and children off the beds to avoid damaging young plants. In addition, please could residents make sure that **overgrown plants/trees are cleared from pavements and common areas**.

Drains & Toilets

Please **refrain from flushing items such as nappies and wet wipes** down the toilet as they cause blockages.

Your email address

In order to not miss out on any discounts 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 which helps us keep costs down. Please send your email address to MFCo@SeerGreen.org.uk if we do not have it.

Property Transfers

All property transfer documents connected with MFCo are available at 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 £100 to help defray costs.

IMPORTANT - Planning Permissions & Covenants

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

Please remember that **planning approval is required** from the Company for changes to your property. Permission is normally given if consent has already been granted by the Council, but note that **permitted development rights do not apply** on the estate.

The rules exist to **preserve the open and green nature** of the estate - from which we all benefit - and **the Directors are duty-bound to uphold them**. These relate to **conservatories and extensions**, in addition to **walls, fences and even private gardens**.

In particular, **front gardens and land at the rear of some properties** must be maintained as **unenclosed green areas** for the benefit of the estate. Further information can be found on our website 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!

Directors & Expertise

The Directors are always keen to hear from people working in areas such as **property, planning and the legal field** who could provide expertise. We are still seeking someone who can support Jenny Guerin with the maintenance of the gardens on the estate, with a view to taking full responsibility for this role in due course.

2) Matters not related to Manor Farm Company

Dog Fouling

Dog fouling on the common areas and sometimes front gardens on the estate is still an issue. Even clearing up after your dog may not prevent unpleasant or even health issues for others, notably small children. Please keep your dog on a lead on the estate and **ensure that it does not defecate on the common grass areas**. We would also ask residents to **take their bags home - do not throw them in trees or leave them on someone's wall**.

Designated areas where it's an offence not to clear up your dog's mess include: 1) All roads/pavements and verges adjoining roads with speed limits of 40mph or less. 2) Open spaces in the following areas:

- a. Green Meadow Play Area, Chalfont Road.
- b. Jubilee Walk, Orchard Road.
- c. Recreation Ground, Park Place.
- d. Cemetery Entrance (off School Lane).

Could dog walkers please make sure that you use these areas and the bins provided. It is illegal not to clear up dog mess and those that leave their mess behind are liable to a fixed penalty notice. Further information can be found on the Chiltern District Council website, which also has an online reporting facility www.chiltern.gov.uk/dogfouling. Offences of dog fouling can also be reported by telephone on 01494-732058.

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Parish Magazine

If you are new to the estate and would like to have the Parish Magazine delivered, please contact Monica Sado, who also runs the Eight O'Clock club, at monicaseer@gmail.com. The magazine costs £8 per annum, paid in advance, or 80p per copy if you move in mid-year.

Eight O'Clock Club

The club, which was founded in 1982 as a social group for village residents, meets in the evening to enable working people to attend. We have regular attendees of all ages and everyone is welcome.

Meetings are held in the Seer Green Baptist Church at 8.00pm, usually on the first Thursday of the month. Each meeting is advertised around the village and in the Parish Magazine. The cost is £3 to include tea/coffee and biscuits. Please contact Monica Sado for further details.

Our meeting on July 6th will be '**Hedgehogs Need Our Help**', Sharon Jacobs Senior Nurse at **Tiggywinkles Wildlife Hospital** will tell us about the lives of these little animals we all love.

Topics for 2017/18 will include the RNLI; bees; the history of Seer Green; the changing wildlife of the Chilterns; crop circles and an evening with Freddie Forsythe.

The following outings are planned: Thursday August 10th at 7.00pm - The Railway Children at Wycombe Swan Theatre. Thursday September 7th - a full-day outing to the **Godinton House and Gardens** in Ashford, Kent.

Parking & Driving

Please consider the needs of 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 **drive slowly** on the estate roads to protect residents and visitors, especially children and the elderly.

It has come to our attention that some of Manor Farm's parking areas are being used by non-residents. Please note that **the parking areas on Farmers Way and Stable Lane are for residents' use only** and that we will be monitoring the situation in the coming months.

Thames Valley Police/Neighbourhood Watch

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 www.thamesvalleyalert.co.uk.

Enjoy the summer! **The Editor**