

Manorism

Issue number 025 June 2018



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 General Meeting

The 2018 MFCo AGM will be held on **Wednesday 20th June at 7.30pm** in the Lounge at the Baptist church. Please make the effort to attend.

Annual Service charge

Firstly, **thanks to all of you for prompt payment** of this year's service charge, which means less time is spent on reminders. For 2019/20, the Directors will maintain a headline service charge of £100, its level since 1995. However, for prompt payment, the fee will be just £60. This is back to the level we charged in 2014, as we anticipate that **we will need to budget for additional maintenance work** on some of the hard standing areas in the next 1-2 years.

Please note that **the prompt payment discount only applies provided payment is received before the end of the discount period** as shown on the invoice and we will challenge anybody who arbitrarily applies a discount to which they are not entitled. Please note that **we reserve the right to insist that any outstanding debts are settled** before we sign any share transfer when you come to sell your house.

Directors & Expertise

Most of the current Directors have served on the board for several years (over 20 years for Jenny Guerin). In order to maintain momentum, we are very keen to have input from new 'talent', in particular from experts in areas such as **garden maintenance, property, planning and the legal field**. Please call or email us if you would like to chat about becoming a Director.

Manor Farm Management - Possible Outsourcing

The reason for highlighting the need for new directors is that some of us feel we "have served our time" and would like to focus on our busy day jobs and other projects. If we do not manage to attract new directors, **then we will need to seriously consider outsourcing the management of the estate to an external provider**, with all the additional costs and admin this entails.

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. While some brands of wet wipes are labelled as 'flushable', **most of them do not actually dissolve and can cause blockages in the drains**.

Dog Fouling on the Estate

Just when we thought we had made progress with dog fouling on the estate, we have had a number of cases of **dog waste in plastic bags being left at the roadside and on some garden walls**. We don't need to tell you how disgusting this – please take your dog waste home or use the bins provided in various parts of the village. We have reported the problem to Chiltern District Council, who will be following up in due course.

Your email address

Please ensure we have your up to date email address to facilitate communication. 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.

General Data Protection Regulation (GDPR)

MFCo is **fully committed to protecting your data and respecting your privacy**. Your contact details are stored in a password protected laptop and in a further password protected spreadsheet. Your contact details are also stored in Quick Books accounting system which is stored on a password protected laptop held by the Finance Director. This is used to manage your shareholder invoices and to communicate with you.

Under no circumstances will any of the information held by MFCo be sold or communicated to any third party. We have provided this statement to inform shareholders of how the contact details held by MFCo will be used. If you have any questions, please contact the Company at mfarmco@gmail.com.

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.

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Please **consult your property title deeds and the Manor farm website relating to covenants**, notably the areas which are meant to remain green and open, before embarking on even minor projects such as paths, walls and fences.

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.

Please note that MFCo reserves the right to draw attention to potential covenant breaches to prospective house buyers. If in doubt, **please contact us if you have any questions**. We are here to help!

2) Matters not related to Manor Farm Company

Potholes

Please note that **the roads are the responsibility of Bucks County Council** so please report potholes to <https://www.buckscc.gov.uk/services/transport-and-roads/report-a-problem/report-a-pothole/>.

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 £1 per individual copy.

Eight O'Clock Club

The club, was founded in 1982 as a social group for village residents, it meets in the evening to enable working people to attend. We have regular attendees of all ages (from children to 90 year olds); everyone is welcome, we do not have a membership fee, the cost is £3 per meeting to include tea / coffee and biscuits.

Meetings are held in the Seer Green Baptist Church at 8.00.pm, usually on the first Thursday of the month. Each meeting is advertised around the village and in the Parish Magazine. Please contact Monica Sado for further details.

Our meeting on June 7th will be **'The Crop Circle Mystery'** by Andy Thomas a leading researcher

into unexplained mysteries. July 5th **'Liberty: The Bucks Man, The London Shop, The Global Style'** by Will Phillips from Bucks County Museum.

Topics for 2018/19 will include 'Spymaster - The Secret Life of Colonel Thomas **Kendrick**' (who was the grandfather of one of our Manor Farm residents; **'Shrove Tuesday** - more than pancakes'; **'The Day It Rained Crabs & Frogs'**; **'The Changing Wild Life of the Chilterns'**; **'My Life In Show Business'**.

The following outings are planned: Thursday August 9th at 7.00pm - **'Oaklahoma'**- Wycombe Swan Theatre's amazing youth project. Tuesday September 11th- a full-day outing to **Lay Marney Tower an Elizabethan** House and Gardens near Colchester, Essex.

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. You can register at <https://www.thamesvalleyalert.co.uk>.

Enjoy the summer! **The Editor**