



Willowhayne News

AGM 2015 - Summary

Conservative Hall, Sea Road, East Preston, 17th June

55 properties were represented at the AGM (this figure includes representation by the Directors).

Apologies for absence were received from 26 members. 17 proxy votes were received in advance from non attending members.

The meeting was opened at 7.00pm by the Chairman.

A full copy of the AGM minutes will shortly be posted to the WRA website, but below is a summary of the meeting.

Directors

Amanda Adams & Adrian Gotts being required to retire by rotation, offered themselves for re-election. Kerrie Peskett having been co-opted by the Board during the year offered herself for election. All three were elected/re-elected.

The proposal for the **Maintenance fund contribution—2016** was to agree the contributions for 2016 at the same total amount as in 2015. The £25 first year cap on increases would no longer apply and all properties would pay the full amount assessed for their Council Tax band. Properties in Pigeonhouse Lane and Fosters would continue with their covenanted discounts. The proposal was unanimously accepted.

Under the 'any other business' section discussions included:

Email Addresses - The Chairman asked residents if they could provide their email addresses to Hobdens, as this would assist with Estate communications, including circulation of Estate rate invoices. If you are happy to provide your email address but wish to still receive postal

invoices, please advise Hobdens accordingly. It would be appreciated if non attending members could provide their email address to Rita Tasker at Rita@hobdensmanage.co.uk

Website The meeting was advised that the new WRA website has been released and can be accessed at "willowhayne.org". The residents' password was given to the meeting. It remains the same as previously and residents can obtain it from Hobdens. The website continues to be "work in progress" and any suggestions from residents would be welcomed.

New Gate at The Ridings

It was confirmed to Mr James that the cost of the new gate had been covered by the Estate's insurance. The old gate had been damaged by an unknown passing vehicle.

Use of the Estate as a cut through

Mr Brook said that the Estate was used as a cut through. The Chairman reminded the meeting that the referendum vote taken in 2011 was against having electric gates, which would have controlled this.

Whilst speed humps would be a deterrent, not everyone had previously supported this.

It was suggested that the residents of individual roads should have more say in what traffic control measures were put in place to their particular road rather than the whole Estate. The Chairman thought was a sensible approach to some issues.

Unpaid Estate Rates Mr Page congratulated the Directors on having reduced the estate arrears by the end of 2014.

Drainage Mrs Gotts enquired about responsibility for surface water drainage down Angmering Lane to the

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AGM 2015 - Summary continued

sea. Mrs Peskett responded by advising that this fell to WSCC who were waiting for funding to trace two and repair three outfalls on the beach.

45-47 The Ridings Mr Gotts responded to an enquiry about the development proposals for this site, which he said was for two new houses, although no formal application had yet been made to the WRA which will be required. He thought it was unlikely to be received until the site had been sold. Mr Brooks drew attention to the fact that the current planning permission had only just over 12 months to run before it expired.

Fosters Close/Angmering Lane/Tamarisk Way Junction A suggestion was made for a mini roundabout to be installed at this junction, which the Directors agreed to consider.

Noisy Motorbike Mrs Brass of Angmering Lane referred to a noisy motorbike owner using the estate as a race track on a regular basis. The Chairman was able to advise that the guards had noticed this and were watching out for a recurrence to try and determine who the driver was.

Car Registrations/Car Stickers Mr Coe enquired whether the security company held a list of Estate residents' car registrations. He was advised they did not as this would be impractical to do with so many residents. However, the chairman mentioned that Estate stickers enabled identification of residents'

cars, and stickers could be obtained from Hobdens.

Security Guards - Mr Johnson said that he never saw the guards but the Chairman was able to report that the touch points on the Estate showed that the guards were attending at these several times during each shift. Mr Richardson also supported the complaint that he also had not seen the guards and had suffered an attempted break-in to his property. He suggested possibly shutting the gates at night or getting the guards to stop traffic when on duty. The Chairman said that the Directors would look to see if there was anything that could be done to enhance the guards' role with a suggestion being made from the floor that the guards' vehicle should have distinguishing or flashing lights. Mr Gotts said that the expenditure on security was a large part of the budget. Before the fire at Little Thatches he had questioned this due to low crime rates, but after the prompt action of the guards on the day of the fire, which had prevented a fatality, he felt that the money had been well spent.

New Directors The Chairman made a plea for new Directors or for general support from enthusiastic residents to assist with the running of the Estate.

There being no further business the meeting closed at 7.55 p.m.

Stray black cat ?

At the AGM Mrs Johnson advised that a black cat was visiting her on a regular basis and she was concerned as to whether this was someone's pet or a stray. If anyone has lost their black cat, please contact Hobdens and they will put you in contact with Mrs

Johnson.

If you are finding that your black cat is not eating much at home, it seems as if it has found a new restaurant—something which cats seem quite partial to doing !



Road Repairs—clarity regarding previous work

The current road repair policy is to use like for like materials, i.e. concrete repairs on concrete roads and

asphalt repairs on asphalt roads. It is not our policy to replace any existing repairs which do not conform to this

current policy until such time as these previous repairs need further work.

Recent road repairs

Following our latest road review the following road repairs have been undertaken :

Tarmac

1m² - Entrance to Cross Road / Angmering Lane

Seal Joints

4m² - outside 6 The Ridings

6m² - outside 22 The Roystons

Concrete

6m² - outside 43 Pigeonhouse Lane

3m² - entrance to Myrtle Grove/Angmering Lane

3m² - outside 7 Michel Grove

2m² - outside 22 Michel Grove

2m² - roundabout junction Michel Grove/Angmering Lane

1m² - outside 22 The Roystons

Total area approximately 17m²

Cost for these works including vat was **£4500.00**

Chairman and Vice-Chairman

Amanda Adams has taken on the role of Chairman of the Willowhayne Residents' Association for a third consecutive term. So hopefully she should be familiar to you! If not, Amanda has lived on the Estate, in Angmering Lane, with her husband Jonathan, for a little over 13 years.

Malcolm Barnett has taken on the role of Vice-Chairman for a second consecutive term. He should also be familiar to you. If not, Malcolm has lived on the estate, in Selborne Way with his wife Pauline for just over 17 years.

Both Amanda and Malcolm look forward to the

forthcoming year and working with the team of Directors.

Your support and contributions are crucial to the well being of the Estate so please do continue to get involved.

New (co-opted) Director

Following our recent appeal for new Directors, Mr Ray Churcher who moved onto the Estate just under a year ago after having purchased a property in Madehurst Close has come forward as a volunteer. He has worked for BT for many years as the

Director of Customer Service and managed many large scale projects such as fibre optic cable when this was initially introduced to the residential market. He has now taken early retirement and since then has been involved with many

charity organisations but is looking to find new ways to challenge his mind. He felt that assisting the Board in their duties would be a great way to do this. We look forward to welcoming Ray to the WRA Board.

Outstanding Estate rate payments

There are still a few people who think that the rest of us should pay for the maintenance of the Estate and they can enjoy the benefits of living on a private estate without bearing any of the costs. Non payment of Estate rates is not acceptable under any circumstances and the Board will take all

available action to recover these monies, including if necessary, legal action.

If you are a non payer, then payment now will prevent action being taken against you.

Please contact Hobdens for details of any outstanding monies due.



Why volunteer?

People choose to volunteer for a variety of reasons. For some it offers the chance to give something back to the community or make a difference to the people around them. For others it provides an opportunity to develop new skills or build on existing experience and knowledge. Regardless of the motivation, what unites them all is that they find it both challenging and rewarding.

5 Great Reasons to be a volunteer WRA Director

Make a difference. It can be really rewarding to contribute to a cause you care about

Get to know your community. As a Director you will learn more about the estate and the supporting infrastructure

Meet new people. Widen your circle and horizons by meeting new people, not just fellow Directors

Put your talents to use. Use it or lose it. Organisational skills? Good at negotiating? Financially able? The possibilities are endless

Do something interesting. Don't let your spare time trickle away when you could be doing something interesting & challenging

Directors are responsible for making decisions that affect the Estate as an entirety. Please therefore do consider volunteering so we can continue to have a strong and active resident's association.

Retiring Director—Garry Styles

Having recently been elected as Vice Captain of Ham Manor Golf Club, Garry has taken the difficult decision to resign as a Director of the WRA as he does not feel able to commit 100% to both roles.

One of Garry's primary responsibilities on the Board has been the coordination of the road repairs. Since his involvement we have seen a

much more proactive approach being taken in this area, with the roads being reviewed fully on a bi-annual basis and minor reviews being undertaken throughout the year.

The board would like to formally thank Garry for all his hard work over the last 3 $\frac{1}{2}$ years and wish him every success in his new role.



Updated website

For those of you who did not attend the AGM we are pleased to announce that the newly updated website is now up and running.

The purpose of the website is to act as a point of reference for everyone currently living or planning to live on the Estate; to provide details and information that might be useful and to give an overview of life on the Estate.

The old website had not been updated for many years and a face lift was long overdue.

We hope that you will like the new look and features.

The website address and password are unchanged but if you need a password reminder please just give Hobdens a call.

willowhayne.org

At the time of writing the new website has had 406 visits so a lot of people are visiting the site. We have had a number of positive comments about the new site which is very satisfying after

all the work that was put in to create it.

We would still like to have more residents' images of the Estate and surrounding area to add to the WRA Flickr group. If you do not have your own, free, Flickr account these can be sent to

photos@willowhayne.org

Please give your name and Estate address and a title for each image identifying its location.

Looking after our roads

Resurfacing large sections of our roads is expensive. The information, relates to quotations received this year. To resurface a 50m section of road in asphalt, the cost is approx. £7160 + VAT. The same section of road in concrete would be £29,995 + VAT. As an example, the total length of Angmering Lane is approximately 920m so it would cost about £158,000 to do just this road. Having obtained an indication

of how much it would cost to repair entire sections of roads it is more prudent than ever for us to look after the roads as much as we can and preserve them for as long as possible. Gravel driveways which spill out into the road and grass verges that are not restrained by kerb stones or kept cut back cause damage to the road surface.

If you have a gravel driveway please can you regularly sweep the stones back off the road. If the verge outside of your

property has encroached on the road or has come forward of any drains, please could you cut it back.

Your assistance with these issues would be appreciated and will go a long way towards ensuring that none of us are faced with increased bills to cover the cost of expensive road resurfacing.

Maintenance of roads and verges—responsibility

As a general reminder, the WRA maintains all the roads on the Estate regardless of ownership. Not all the roads on the Estate are owned by the residents' association. Some sections of road are owned by individual properties. Regardless of the legal ownership of the road it has long been established that the WRA will maintain

the roads and residents will maintain the verge outside of their property.

The maintenance of the official kerb stones is the responsibility of the WRA.

With the grass growing season now fully upon us, please can we ask that all property occupiers look after the verge outside of their

house, by keeping it neat, tidy and well maintained.

Well maintained verges are a great asset to the estate. Thank you to everyone.



Parcel scam

The following information has recently been circulated in the Rustington & District neighbourhood watch association newsletter and we have reproduced it for the benefit of those residents who may not have seen it.

Postcards are being delivered to UK residents' homes claiming that a parcel containing "jewellery" is

waiting for the homeowner.

The personally addressed postcard says: "The office is attempting to reach you. To claim this parcel and accept this offer, you must telephone the number below immediately and arrange delivery. The item is prepaid, but a processing and delivery fee of £10 must be remitted. This fee can be paid only by

telephone and only with a credit card (VISA or Mastercard). This is your only notification"

If you call the 020 number you are asked to pay £10 by credit card. Do NOT call the number provided and do not give your card details. If you receive one of these cards please report to Action Fraud by calling 0300 123 2040.

Muntjac deer on the Estate - 10th May

You could be forgiven to think that this is a late April Fool's joke, but no it really is true. A lone Muntjac deer was spotted on the Estate by one of our eagle eyed residents. This small and exotic looking deer can be surprisingly hard to spot, although a loud barking call could indicate one is nearby. Woodlands are their preferred habitat, but they are increasingly found in gardens and even walking down streets.

Useful Numbers

Police Non Emergency
Number : 101 or 0845
60 70 999

Assured Control Room
(Guards):
01903 277345

Hobdens:
01903 724040



Contact us by either writing c/o
Hobdens, 41a Beach Road, Littlehampton,
West Sussex, BN17 5JA

Or send a message using the website
willowhayne.org

(If you have forgotten the password please
just give Hobdens a call and they will advise
you; for security reasons we don't want to
publish this information in the newsletter.
There is a section of the website that is for
residents' use only)

One of our residents has set up a Willowhayne Forum (www.willowhayneforum.co.uk) in order to enable residents to discuss various topics and ideas or to help each other out or arrange trips etc. The username and password are the same as for the WRA website. Please note that this forum is not intended to be used as a platform to address any issues relating directly to the WRA Board or as a method of communicating with the Board.

Directors : Amanda Adams (Chairman) Malcolm Barnett (Vice Chairman) Adrian Gotts
Jeffrey Edwards Richard Kirch Kerrie Peskett Ray Churcher (Co-opted)

What do you want from your newsletter and Board Of Directors?

The purpose of the newsletter is to keep you informed as to what is happening on the Estate. It would be helpful if you could let us know what you wish us to include in the newsletter and what you want us to leave out. We welcome articles to be submitted for inclusion in the newsletter, but please bear in mind that they may need to be edited for content and suitability (depending on content and space available). Please submit your articles via the website or by post to Hobdens. All the Directors are volunteers and work many hours (often without any recognition and in addition to their day job)

trying to improve the Estate and ensuring we all benefit from living on such a lovely estate. Our sole objective is to serve the Estate to the best of our ability so if there is anything you want us to consider or think we could do better then please just let us know.

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East Preston Office 01903 856400

eastpreston@grahambutt.co.uk www.grahambutt.co.uk