



Willowhayne News

Problem Hedges & Leylandi

On our estate there are many fine specimens of Leylandi Tree, most are in large gardens and do not impinge on their neighbour's enjoyment or peace of mind. However, when they are planted right on a boundary to form a hedge, this is when problems are often caused. Leylandi are trees and not suitable for use as hedging. The most common problem between neighbours is issues concerning trees and in particular Leylandi. Whilst there are no laws that say how high you can grow a hedge, the recommended height is 2m. You are responsible for looking after any hedge on your property and for making sure it is not a nuisance to anyone else. This means trimming the hedge regularly, both its top and all sides. Problems can occur if a hedge is allowed to grow unchecked. If you are troubled by someone else's hedge the best

way to deal with the issue is to talk to them about it. It is in both your interests to try and sort things out; after all you have to continue to live near each other so it is better if you are on good terms. Here are some easy ways to help agree a solution, they are worth trying even if you have fallen out with your neighbour. Step 1 : Before you contact your neighbour be clear in your mind what the problem is, how it affects you and what you want.

Step 2: Making the first move—You are most likely to be able to sort things out if you speak to your neighbour face to face. If, however, you are not on speaking terms, you might prefer to make the first move by letter. If your neighbour refuses to talk to you, you can ask for the help of an independent mediator. Mediators are

impartial and work towards helping you and your neighbour in finding a suitable solution.

If you have exhausted all avenues in trying to resolve your hedge problems, there are other means which you can pursue, in an attempt to resolve this matter. Under these circumstances please contact the WRA and we will try and guide you appropriately. However, we sincerely hope that it doesn't become necessary for any of our residents to take this action.

If you are having problems with high hedges we have a selection of guidebooks which you might find useful, please just let us know and we will send you a copy.

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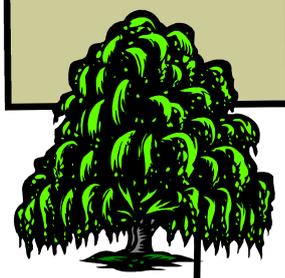
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Thank you

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Confidential communication to the Board

Residents often write, email or call regarding matters of concern. Every now and then something may come up that prompts a resident to want to write in confidence to the board. We have received a few such letters, and understand the need on some occasions for communication to be confidential and kept that way. If you want your

letter to be kept confidential please address it to Hobdens, marked

"Private and Confidential, For the attention of the Chairman".

We have arranged with Hobdens that any letter marked in this way will not be opened by them, but will be handed to the Chairman and

circulated only to the Chairman and Vice-Chairman. We unfortunately can not act on anonymous correspondence as we have to be able to validate any information provided.

Leaves

The glorious Autumn weather brings around the most beautiful colours on our deciduous trees followed by the inevitable leaf drop. As our roads are privately maintained we do not benefit from having regular road sweeping. We have limited resources available to cover the costs of employing road sweepers and as such we are

grateful to all the residents who do have trees and regularly sweep up leaves and pine needles from the edges and gutters. It never ceases to amaze us just how many leaves one tree has and the damage that occurs from not keeping gutters and drains clear. We appreciate that everyone has busy lives but we would ask that if you do

have trees on your property or verge that you please help maintain the estate by keeping the verges, gutters and drains free of leaves. Thank you.



Update on Drain Repairs

Following a meeting with the contractor P.I.M.S, we have been advised that they are currently applying for certain information from the utility companies in respect of their various pipes and cables. P.I.M.S will shortly be undertaking a site survey for risk assessment purposes, so it is likely you may see their vans around the estate. It is anticipated that once all the

information has been received from the various utility companies that the repairs will commence this side of Christmas. Permission has been granted for these necessary works to be undertaken between 08.00–17.00 Monday–Friday with the understanding that should there be a need for work on a Saturday due to health and safety requirements, i.e. not

leaving a large hole exposed, then permission has been granted in this respect and work will be allowed on a Saturday.

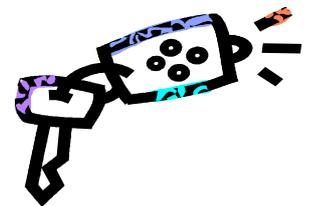


Security Update

The evening of Monday 3rd October and early hours of 4th October saw a spree of thefts from cars in the East Preston and Rustington area, 3 properties in Vicarage Lane had items stolen from their vehicles. At least one of the cars was left unlocked but was parked adjacent to the front door and within the range of the automatic security lights. The thieves were caught while attempting

to steal items from a car in Rustington and were arrested. We do not know if the perpetrators are connected to a similar event with an unlocked car in Angmering Lane on the 5th September. This is a reminder to all residents of the need to ensure that vehicles are never left unlocked, either during the day or at night. Whilst we employ guards to patrol the estate, they cannot be

everywhere all of the time and as such we should all be vigilant about our own security. If you happen to spot any incident which needs dealing with and the guards are not in your area at the time, please don't hesitate to pick up the phone and call the guard control centre on 01903 277345.



Fireworks and the rules

We have often been asked "When can I use fireworks?"

The Fireworks Regulations 2004 prohibit the use of fireworks at night (11pm - 7am) in England and Wales, with extensions to the curfew for the following festivals:

- Until Midnight on 5 November
- Until 01:00 on the night of New Years Eve
- Until 01:00 on the night of the Chinese New Year.

- Until 01:00 on the night of Diwali

Avoid Firework frights: Tell neighbours - especially the elderly and those with children and pets that you plan to have a firework display - better still, why not invite your neighbours along? Please make sure that pets and other animals are safely away from fireworks. For animals, the impact of a noise can be

Saturday 5th November Bonfire night

frightening, and panicked pets may become aggressive and destructive.

If you are having fireworks at home we hope that you have an enjoyable and safe time and above all the weather stays kind.



Covenants

Following the reminder of maintain the unique character caravans and covenants in the of the estate. It is very easy last newsletter, it has been to forget some of the do's suggested that we run a and don'ts rules and this can regular feature reminding be one of the biggest residents of clauses in their grievances between covenants. The covenants, neighbours. This newsletter which may seem at times we would like to remind trivial, are in place to help us everyone that contractor

signs are only permitted outside your property whilst work is being undertaken. As soon as the work finishes the board must be removed, if you could please ensure you comply with this aspect it will save us time writing unnecessarily to you.

Roundstone Crossing Gates delayed further

To keep you updated on what is happening at the Roundstone crossing gates we have learnt that the following email has been received by East Preston Parish council (14th October)

" I have only just learnt and am sorry to inform you that the proposed works at the Roundstone level crossing will be delayed further. This is

because we require the cooperation of outside partners, in this case UK Power networks, to reach agreement when reconnecting and repositioning lamp columns affected by this scheme. In this case we could not meet a satisfactory lead time to ensure the works go ahead risk free. Until this issue is resolved I am unable

to confirm a new start date for the scheme, however, I still anticipate West Sussex Highways Improvements will be in place before the end of the 2011/2012 financial year"



AGM - 12th June 2012 19.15

To ensure that as many residents as possible are able to attend the 2012 AGM, we have, as requested, changed the time of the meeting, to the slightly later time of 19.15.

We are publishing the date and time early so you can make a note in your diaries. We will remind you of the date nearer the time, Venue will be the same as 2011 Village Hall, 52 Sea Road,

East Preston.

To ensure that all residents are aware of certain AGM protocols we are publishing an early reminder, that if you wish to have any subject included in the AGM or wish to propose any resolution, details must be made in writing at least 6 weeks prior to the date of the AGM. In terms of a resolution this must be supported by at least 10 paid up members and you

must include the full names and addresses of the residents who are supporting your resolution, otherwise it can not be included. We would urge all residents to attend the AGM.

If a vote is required on any subject you need to make sure that you are represented in any decisions taken, so please support the estate by coming along to this important annual meeting.

Christmas Lights

Whilst it is still only November it won't be long before we find ourselves starting to plan for the festive season. It would be tremendous if this year we can see a really great effort from our residents to try and brighten up our part of the world through the use of



outside Christmas decorations. With the dark nights drawing in early and our roads being unlit, outside Christmas lights make the estate look even more attractive as they twinkle away. Please help support

our vision in making the Willowhayne Estate as beautiful during the Christmas period as it is throughout the rest of the year.

Update on Gate Refurbishment

We promised to keep you updated on developments regarding the refurbishment of the gates.

We appreciate that the current state of poor repair is causing concern to many of our residents and we have received a couple of requests for us to temporarily paint the gates pending agreement of new plans. As you will appreciate we have limited resources available and if money was to be spent on temporary work it would mean that other necessary jobs would have to be delayed or cancelled. If we were able to organize a residents working party to undertake the works we would be happy to provide the paint, if you would be willing to get involved with this please do let us know.

Since the planning application was refused by Arun DC, there have been several meetings with both the planning department and proposed contractors. Further meetings are to be arranged with the local Parish council & Conservation society. Feedback from the council planning department is that they are wanting to see a more open vista down Angmering Lane, with less brickwork and more wood and flint work. The gates at Angmering Lane are now included in the conservation area, which they weren't when they were originally installed and this is one of the main reasons why the council are favouring the above materials. We are hopeful of being in a position to submit revised plans by

Mid December, providing everything continues to proceed at the current rate. Once plans have been submitted a decision should be made within 6–8 weeks, subject to any delays due to Christmas holidays.

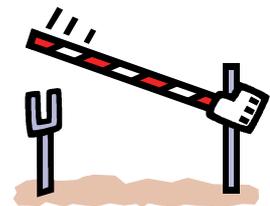
We will continue to keep you updated of all developments through the newsletter and website, but please be assured that we are working very hard to push the project through to a conclusion as soon as possible. Thank you for your continued patience we can assure you that the gates committee are as frustrated as the residents and are targeting for the project to be completed Spring 2012.

Vacancies Are you able to fill any of the below vacancies? With your help and support we can ensure the estate is well managed and maintained, for us all to enjoy and benefit, but for this to be a reality we do need more people to come forward. Please don't be shy about volunteering, your estate needs you!

Gate Rota helpers

Without our band of willing volunteers we would not be able to organize the opening and closing of the gates at the weekend. We do, still, need more people to help with this job; it only involves

opening and closing the gates at 08.00 & 18.00, no more than once every two months. In particular we are looking for help with the Saturday opening and closing of The Ridings Gate. The padlocks on the gate are a combination style so you do not have to worry about the



A Special Thank you, from the board of directors, to all the residents who help out during the year

We would like to take this opportunity to say thank you to Jacqui Moger for having organised the distribution of the Newsletter for 4 years. Jacqui now feels the time has come for her to hand the role over to someone new. We would therefore say thank you

and welcome to Su Moore who has gallantly offered to take over the role from Jacqui. The current newsletter distribution team consists of Bill Petrie, Vanessa Bennett, Brian Parncutt, Fiona Chapman, Peter Duffield, Roger Wickham, Jan Wing-

field, Carole Gilbert, Caroline Frake, Trevor & June Keyse and Rod & Sally Maynard. To all of these people we say thank you as without your efforts we would not be able to have a Newsletter.



To Brian Mason and the gate rota team who turn out to open and close the Angmering Lane and Ridings gate each weekend, come rain or shine, whatever the weather we thank you. The current gate closure team consists of Roger Wickham, Niall Winfield, John & Stephanie Step, Nigel & Nicola Sturgeon, Graham & Riette Ardern, Linda & David Rooke, Sue &

John Chapman, Mick & Shirley Mumford, Julie Clements, Fred & Sue Young, Sheila & Tony Mangold, Fiona Champion, Julia & Andrew Maitland, Su Moore, Julia Robinson, Lionel Oddell, Philip & Rachel Price, Ray & Margaret Moores, Dave & Gill Robinson, Mary & Tony Mark, David & Yvonne Lincoln, Kevin & Maggie Britton, Caroline & John Frake, Brian Arthur,

John & Liz French, Derek Whitaker, Eric Allen, Eric Guiton & Robert Hanna.



Thank you to our guard signing volunteers, who between them sign on the guards each evening and act as points of contact. Jonathan & Amanda Adams, Graham & Linda Amos, David & Sarah Leighton, Steve Robinson, George Schlich.

Thank you to Grant Fuller for having designed the website and continuing to keep it updated. Over the years we have found the feedback and communications we receive from residents via the website to be invaluable.

Thank you to our new volunteers who are helping the board with estate matters, Jorge de Silva, Adrian Gotts & Garry Styles.

A special thank you to Graham Butts Estate Agents, East Preston for all the support they have continued to show the Willowhayne Residents Association in donating the printing and paper costs to us. Without their generous donation we would not be able to provide these newsletters.



What's on?

If you know of a local event please let us know so that we can let our residents know, how many times have we all said "I didn't know that was on or I would have gone along?"

November

Thursday 10th November - 18:30 to 22:30

Charity Wine Tasting and Cheese Night (Highdown Vineyard, Ferring) Have a tour of the vineyards and find out how the wine is made. An opportunity to taste the fantastic local wines, and enjoy a delicious ploughman's supper with locally produced cheeses and produce. £18 per person (includes supper, and entry into a champagne draw).

Monday 14th November - 19:30 to 22:30

East Preston Festival Films (Conservative Hall, Sea Road, East Preston) Film : Tinker Tailor Soldier Spy. Tickets £5.00 from Sea View Stores & Hedgers Newsagents. Doors open at 7pm, film starts at 7.30pm. All profits will be used to part fund the 2012 East Preston Festival Week (2nd - 10th June 2012).

Friday 18th November - 14:30

(Conservative Hall, East Preston) Code Breaking at Bletchley Park in World War 2 Nick Miers from the Bletchley Park Trust tells the authoritative story of these achievements, basing his history on the testimony of those who worked at Bletchley Park during the war. Free to EP&KPS members; £5 to non-members .

December

Saturday 10th December - 10:00 to 16:00

Magic of Christmas Fair (East Preston and Kingston Village Hall) A perfect opportunity to get some Christmas gifts and stock up your cupboards with tasty trimmings! This is a charity event to support Iona-May and William (Two young special needs children). Both children have quadriplegic

cerebral palsy and visual impairment, more details can be found on their facebook page, click here www.Facebook.com/helpionamayandwilliam

Friday 16th December 19:30 to 22:30

East Preston Festival Films (Conservative Hall, Sea Road, East Preston) Film : To be announced Tickets £5.00 from Sea View Stores & Hedgers Newsagents. Doors open at 7pm, film starts at 7.30pm. All profits will be used to part fund the 2012 East Preston Festival Week .

Did you know?

Months that begin on a Sunday will always have a "Friday the 13th."



Typewriter is the longest word which can be made using the letters on only one row of a keyboard.



The common abbreviation for Christmas to Xmas derives from the Greek alphabet. X is the letter Chi, which is the first letter of Christ's name in the Greek alphabet.

Useful Numbers

Police Non Emergency
Number :
0845 60 70 999

Assured Control
Room (Guards):
01903 277345

Hobdens:
01903 724040



Contact us by either writing C/O
Hobdens, 41 Beach Road, Littlehampton,
West Sussex, BN17 5JA

Or send a message using the website

www.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 as
the website is for resident's use only)

Directors

George Schlich (Chairman)

Kerrie Peskett (Vice Chair)

Amanda Adams

Graham Amos

Steve Robinson

Darren Street

Mike Warnock

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 and for us to make sure we give you the information you want and need. 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 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.

Printing and paper kindly donated by



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