

ASHLEIGH RESIDENTS NEWSLETTER

Summer 2017



AGM

A very successful AGM took place on 20 June. The financial situation was outlined, updates on works to date and those planned were given and the two new directors were confirmed. Full Minutes of the Meeting are available on the website, under the *News* section. If any shareholder did not receive either an email copy or hard copy, please contact ARHL by email. In the discussion at the end the difficulty of parking on the Estate during the school day was brought up. When we spoke to WSCC they were adamant that they had already spent a lot of time on consultation and there was not a consensus for introducing restrictions; they thought it would be many years before such an exercise would be carried out again. The only thing we can suggest is that individual residents and owners write to WSCC complaining about the situation and asking them to revisit the issue urgently. The

address for emails is:
parking@westsussex.gov.uk

Or write to:

The Parking Strategy Team
West Sussex County Council
Northleigh, Tower Street
Chichester, West Sussex
PO19 1RH

Company charges

As outlined at the AGM, and in a recent communication to all owners, the Quarterly Service Charge will increase from £75 to £80 per quarter. This is in effect from 1 July 2017 but **because payments are in arrears** the first new charge will be due on 1 October.

Other charges made by AR(H)L for legal assistance on house sales and structural changes to properties are on a separate document sent to owners.

Recent refurbishments



The black bollards in April Close have been restored and repainted. The fencing on the corner of Ashleigh Road/Pondtail Road has been repaired and the footpaths underneath the properties of 17/19 April Close have been taken up and re-laid. The latter project was paid for from the Estate Sinking Fund and bollards will be suitably placed to prevent vehicular access to the repaired area.



Estate agents' signs

If you instruct estate agents in the future, please advise them that signs are not allowed on any of the company grounds and must not be attached to company property. No other structures may be placed on the grounds or affixed to company property without explicit permission.

Litter-pickers



You will be aware that litter is a continuing problem especially during term time. There are now two voluntary litter pickers, and two more kits are available (supplied by HDC). If anyone would like to assist with this endless task please contact us.

Buildings insurance

Please be reminded that all house owners must have buildings insurance for their properties.

Refurbishment of the flats

The Company is actively seeking quotes and ideas from owners for the above. This mainly concerns April Close at this time, but all documents and quotes will be shared with Garden Place owners once the project has progressed further.

Garden place roof

Re-roofing will commence on 21 August and last several weeks. Contractors will try to keep disturbance to a minimum.

Gabrielle Hanson

Sadly, Gabrielle, one of the original residents on the Estate, passed away over the winter. Gabrielle, who lived on the Banana block, was a very helpful and active member of the community. She served on the Residents Association committee, regularly collected litter around the Estate and was also the liaison person with Mike, our groundsman. She will be missed.

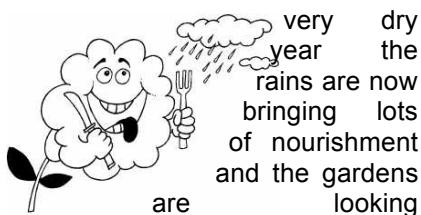
Email addresses

It would be very useful to have all owners email addresses for general mailings. If anyone would like to receive the Newsletter via email, thus saving the Company's financial resources, please do let us know.

No-parking cones

We have several orange cones. They were bought to leave space on days when our groundsman needs to manoeuvre his trailer, but should anyone want to avail themselves of these, please contact the Board.

Garden report



After a very dry year the rains are now bringing lots of nourishment and the gardens are looking immaculate. The outstanding work to the acer will be completed in the Autumn. Planning consent has been received for the trimming of trees at Pondtail Road, and also the tree overhanging April Close garage block. Hopefully this will also be completed in September.

WSCC visited the site and confirmed that the majority of the established trees all around the Estate have Tree Preservation Orders and that we are not allowed to take action ourselves. They will send another arborologist to look at the fir tree at the entrance to the Ashleigh Road service road, a dead tree near the bus stop, and the dying bush beside it. They will also look at overhanging branches at high level.

The compost area remains a problem. Large branches and pots etc. are still routinely left there and they have to be reduced in size by Mike before they will fit onto his trailer; he is not paid to do this. Alternatively a separate trailer has to be used and then all owners are charged for this service, which hardly seems fair. As from 01 October 2017 the compost area will be locked. A list of key holders will be placed on the website and on the door of the compost area.

Noise

There have been various complaints about excessive noise throughout the Estate. Late at night or very early in the morning there has been the slamming of car doors, the unnecessary running of diesel car engines, the beeping of car horns and very loud conversations that have disturbed and woken residents. Some telephone conversations have been at such a volume one wonders whether the actual telephone was necessary. Noise penetration is clearly even more acute within the blocks of flats. Everyone understands the need for children to let off steam but some unsupervised children have been allowed to scream and shout directly outside properties other than their own; sometimes this has continued until well after dark and this has disturbed residents. Please be considerate to your neighbours and ask visitors to show the same consideration.

Refuse bins

You may be aware that next February the refuse bin routine will change. The main change will be that non-recyclable refuse will be collected only once every two weeks. HDC will be providing larger bins. We will provide a photo on the website showing how, with a slight modification, these can be accommodated in the bin cupboard. Currently the website contains information about items that can be recycled.

Board Members

As most residents are aware, the Board is composed of volunteer members. We would therefore ask that, unless there is an emergency, residents restrict contact, to Monday-Fridays and during normal office hours.



Finally, have a great summer everyone!