

ASHLEIGH RESIDENTS NEWSLETTER

Winter 2019



Welcome to the Winter 2019 newsletter. We wish all owners and residents a belated Happy New Year.

Newsletters

Clearly the primary purpose of company newsletters is to inform owners of how we are spending quarterly service charges and to keep you abreast of repairs and improvements we are implementing. Unfortunately, although we do try to emphasise positive aspects, all too often our Newsletters adopt a rather hectoring tone. This is because we are bound to remind owners and residents of the legal covenants that exist to make the Estate a pleasant place to live, as well as unwritten conventions that try to ensure we get on well with one another.

In order to try to foster more of a community spirit we would welcome owners and residents making contributions to Newsletters. We are thinking along the lines of introductions from those who have recently moved to the Estate. Or maybe owners would like to show off

changes and updates they have made to their properties by providing photos and text. Or indeed anything else that would help to draw people together and enliven the Newsletters. Would anyone like to get the ball rolling?

2017/2018 Accounts

These are available for shareholders to view on the website. If you do not have the password, please email info@ashleighresidents.info.

General Accounts

The Ashleigh Residents account is in good shape. The three sinking funds are all in credit and funds will be used to carry out work on both blocks of flats and the Estate in the early part of this year, as described later. All long-term debts have now been cleared and no further interest-free loans will be permitted.

The new accounting system is fully up and running and formal training has been carried out for two board directors. However, please allow for any minor hiccups over the next couple of

quarters or so. Thank you to those who no longer use cheque payments; there are now fewer than ten. For those who pay cheques or cash directly into the bank, please ensure that your address is logged as a reference, e.g. 49AR. A reference such as *Lloyd 1 West Street* is singularly unhelpful.

Email

Invoices are being sent by email only, wherever possible. There are now fewer than 20 owners for whom we do not have email addresses. If you have an email address, please forward it as soon as possible to info@ashleighresidents.info.

Attached to this Newsletter is a form for completion regarding the use of email for a variety of purposes including the Newsletter. Please complete this and return it to us. If you wish to continue receiving all information from the Company as hard copy, please let us know using the 23 Garden Place address.

Annual General Meeting

The date of this year's meeting is currently scheduled for 11 July 2019 at 7.30pm at the Trafalgar Road Baptist Church Hall. All are welcome but only shareholders can vote on agenda items where applicable. Please forward any queries or agenda items to the Board at least two weeks prior to the meeting taking place. The date and the Agenda will be confirmed nearer the date.

Refurbishment News

Flats - The upgrade to the lighting systems, the next phase of refurbishment for April Close and Garden Place flats, will start in mid-March. There will be extensive use of movement sensors and brighter lights will improve on the current gloomy atmosphere in common areas. It is hoped that interior decorating will also take place during 2019. All works will be covered by the sinking funds.

Garage Blocks – S20 letters for Phase 2 of the refurbishment of the garage blocks have been sent out together with Individual Garage Consultation Documents. It is hoped that this project will be completed during 2019. The upgrade to the appearance of the garage blocks will enhance the appearance of the Estate as a whole and ultimately increase property prices, also making the Estate a more attractive place in which to live.

Pathways – the footpath between April Close and North Parade was still subject to flooding despite the previous work being carried out in 2015. Contractors Tidey & Webb have now, hopefully, remedied the situation; they have also resurfaced the footpath between April Close and Pondtail Road. (Both repairs were paid for from existing funds.)

Litter/parking on the Estate

The litter situation on the Estate is not good. This is exacerbated during term time when Collyers' students park wherever they can, and empty their cars of rubbish at

the same time. Please do not use pavements for parking as they are already in a poor condition. WSCC are aware of this but it is very difficult getting them to do the necessary maintenance work.

The worst aspect of the litter situation is caused by dog owners and we are wondering what the special place in hell looks like that is reserved for those who leave excrement in pink bags on Estate paths and shrubbery or on the footpaths for others to pick up. If you see anyone doing this please ask them to stop.

The Board is now assessing the feasibility of CCTV being installed on the Estate to deter the above practice and the occasional vandalism taking place.

Hilary's parking report

At the AGM in July 2018, owner Hilary offered to explore options to try to alleviate problems experienced as a result of Collyers students parking on the estate. She has now provided a detailed report to the Board.

In summary: WSCC have confirmed the feasibility study for their intended future road programme for Horsham is due to commence in June 2019. They will ensure that the Ashleigh Estate is considered as part of this and will engage with the Board at the appropriate time.

Hilary has had two constructive meetings with senior staff at Collyers. They are keen to work closely with us to minimise disruption to residents. They are working with staff and students to try to find alternative travel solutions, reduce littering and identify individual offenders.

If you witness a specific incident involving a student please email info@ashleighresidents.info with details including date, time and exact location and include photos where possible. This will

be passed onto Collyers to investigate.

The full report can be viewed on the Ashleigh Residents' website.

Gentle Reminder

A reminder of the Covenant regarding front drives and long-term non-acceptable items being left on them. Please review your drives.

Garden Report

Most planned tree works were finished in December and the only remaining work is to reduce the height of the fir tree behind 51 Ashleigh Road by about 25%. WSCC have finished their work on the Ashleigh Road trees. The willow, which had a severe cut-back, is beginning to recover. The planting by the wall between 15 and 21 April Close has taken well and Mike now looks after this area.

Foliage is overhanging the fences or pushing through them from some of the properties that back on to a footpath. Please check your garden/patio and cut back where necessary.

In extreme cases the



footpaths are actually obstructed. If it proves necessary, Mike will cut these back and relevant owners will be billed for his work. Please don't take short-cuts across lawns with heavy bins. If anyone has any ornaments or plants outside their balconies on the ground floors of the blocks of flats please return them to your own property as any remaining items will be removed in the near future.