



Willowhayne News

AGM 2016 summary

Conservative Hall, Sea Road, East Preston, 15th June 19.00.

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

Apologies for absence were received from 20 members. 16 proxy votes were received in advance from non attending members.

The meeting was opened at 7.05pm by the Chairman.

A full copy of the AGM minutes has been posted to the WRA website, but below is a summary of the meeting.

The proposal for the **Maintenance fund contribution—2017** was to agree the contributions for 2017 at the same total amount as in 2016. The proposal was unanimously accepted. Apologies were given for the budget proposal not having been sent out with the AGM papers. This information has now been added to the website.

Directors

Malcolm Barnett being required to retire by rotation, offered himself for re-election. Richard Kirch decided not to offer himself for re-election at the AGM. Tony Morris, Jane Burke and Arthur Simpson having been co-opted by the Board during the year offered themselves for election. All four were elected/re-elected.

The Chairman explained at length that now there were only five fully elected Directors this would mean that unless residents came forward and volunteered to become Directors, jobs which needed attention would not get done. She also stated that one of the main reasons our Estate rates were as reasonable as they are, was down to the work the Directors put into the running of the Estate and if jobs had to be outsourced this could eventually lead to increased Estate rates for everyone.

Amanda Adams was required to retire as both Chairman and a Director following a six year period in the role. A vote of thanks for all her hard work was proposed by Adrian Gotts and supported by the meeting.

Under the 'any other business' section discussions included:

Speeding - The ongoing concern of speeding on the Estate was raised, which was an issue that had been reported on repeatedly in Newsletters.

In an attempt to try and establish the extent of the problem a speed gun had been purchased, which it was hoped that residents would volunteer to use. Any offenders could be reported via Operation Crackdown's website, which requires information on the vehicle seen speeding, including the registration number, type of vehicle etc. An official letter is then sent.

Mr Dunne's suggestion of forming a sub-committee to undertake a review of the speeding issue was supported by the Directors, with Mrs Knight, Mr Walton and Mr Dunne indicating their willingness to serve on this committee. Mr Dunne agreed to organise this sub-committee, to include contact with the Parish Council as suggested by Mr Mathias previously. (Updates to this issue will continue in the Newsletter)

Parking

Mention was made of problems that arose with contractors' vehicles where they were undertaking building works for residents and in particular there had been a real recent problem in Selborne Way Mr Gotts advised

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that if someone was parking on land owned by a particular resident that resident could affix a parking warning notice to the windscreen of the offending vehicle. Thereafter notification of an offending car should be advised to Hobdens with the date, time, registration number, model and location of the vehicle. They would then notify Ethical Parking, who will come out within 2 hours of notification and affix a Parking Charge Notice (PCN). Mr Gotts advised that during discussions with residents wishing to undertake building works, parking was always a subject that was on the agenda.

It was agreed to place the parking warning notice on the website for ease of access by residents.

Disability Access - It was reported that the west access on the greensward was suitable for wheelchair access, but the WRA had no control over the east access which is owned by Southern Water. Mr Dunne had previously contacted Southern Water over this problem but did not receive any satisfactory answer from them. A disability assessment had been commissioned by the WRA and this was already on the WRA website.

Planning Applications - Mr Mathias asked that when planning applications are made on the Estate, the Board should give their views to the Parish Council but Mr Gotts said that if

any application warranted an objection then the WRA would do so.

New Directors Mrs Gotts made a plea for everyone to be made aware of the many hours and amount of work that all the Directors put in towards the running of the Estate and that more people should step forward and volunteer to become Directors and also to help with the many jobs which need doing.

Cheese and wine

With the meeting drawing to a close, all residents were invited to stay for a glass of wine and canapes and to generally mingle. Thanks were given to Nick and Teresa Croston who had done a fantastic job, preparing all the food.

There being no further business the meeting closed at 8.05pm.

Everyone who stayed for the "after event" felt that this was a great idea and should be a regular part of the AGM.



2016 Chairman & Vice chairman

To those of you who know me, it must appear strange to find an article in the Newsletter which includes my name and something about me.

In what was a very short lived retirement and with a distinct lack of volunteer Directors, I (Amanda Adams) have agreed to come back as a co-opted Director and also continue as Chairman.

I would really implore anyone who enjoys living on the Estate and has some time, to volunteer

as a Director, and come forward. Whilst at times it can be frustrating it is also extremely rewarding and worth the effort.

Malcolm Barnett has graciously agreed to continue as Vice chairman. Malcolm works extremely hard in ensuring our finances stay in a strong shape so that we can plan sensibly both for short term and long term expenditure.

Retiring Director

The Board would like to express their thanks and gratitude to Richard Kirch, who has recently resigned from his position as a Director of the WRA, for all the hard work and commitment he has shown whilst on the

Board. He had the responsibility of looking after the Estate owned trees, grass cutting contractor and maintenance of the greensward.



Are you willing to volunteer as a Director?

As you will no doubt be aware from our regular requests we are still looking for more people to come forward and take on the responsibility of becoming a WRA Director.

At the present time we have only five fully elected Directors (which just isn't enough).

We are currently looking for people who can contribute in the following ways:

Assistance with planning issues

- This requires a common sense approach and the ability to communicate well with residents. Previous planning experience is not necessary, but would suit someone with an eye for detail and who enjoys meeting people. The position would also suit someone who has an interest in the history of the Estate.

Assistance with ground maintenance

- This involves dealing with sub-contractors and would suit a practically minded person with previous management experience.

Health and Safety and able to prepare and review contracts

- This might involve liaising with solicitors over legal matters.

Responsibility for the maintenance of the greensward, grass cutting and Estate owned trees

Planned wildflower project

As part of our ongoing plan to improve the appearance of the greensward and bio-diversity of the area we will soon be setting aside an area of grass (near the western access gate) for wildflowers. Wildflowers give great pleasure both visually and ecologically and we hope that over the coming months you will start to see our plans evolve. The planned schedule of works is as below:

Autumn Mark out the designated area for seeding, using an edging iron and remove the top layer of turf using a turf cutter.

The whole area is to be treated with herbicide until all the grass roots have been killed.

Winter Cultivate the soil and add compost to improve soil structure, continue to keep weed free during this period.

Spring If required, carry out a herbicide

- This is a highly rewarding role as it has such huge impact on the overall appearance of the Estate. You will be primarily dealing with our existing contractors. The role would suit a practically minded person with either previous management experience or someone who has good organizational skills.

If you think you may not have the time, please do not let this be a reason to stop you coming forward.

As a team, we try to ensure each Director feels supported in carrying out their role effectively. You will not just be left to fend for yourself!

Full Board meetings are normally held every two months and Directors generally give around two hours a week on top of that.

I know we have said this before but unless we can get to the stage of having a full board of Directors, things will just not get done and the Estate will not always look as good as it does at the moment.

Please do get in contact (through Hobdens) if you would like to volunteer or even if you would just like at this stage some more information.

treatment to kill any remaining weeds. The area will then be seeded with a mixture of 'Bees and Butterfly' which is a 100% flora mix and 'Coastal' flora and grasses mix. Seeds will be applied for a second time if required.

The cost for this project is £672.00



Planting on verges

Sometimes we get asked questions and feel that the answer is one that many of our residents would also like to know.

We have been asked "Can I plant anything on my verge?"

Answer Apart from grass, planting on the verges is in general discouraged, primarily for reasons of pedestrian safety. As there are no pavements on the Estate the verges allow pedestrians to step off the road to avoid traffic. Early Estate covenants also

give anyone who owns property on the Estate the pedestrian right to "pass and repass, with or without dogs" along estate roads and verges. Any planting must not prevent this right.

Anyone who is considering the possibility of planting on the verge outside their property, must check with Hobdens first - to ensure what you are planning is permissible.

The Ridings island

Concerns have been raised regarding visibility around the island in The Ridings and also the lack of a 20mph sign.

There are three bushes on the island which go up to or beyond the kerb edge and this makes it difficult for drivers to see beyond the island. The plan is to cut back these three bushes as close to ground level as possible, to give about 600mm gap between the bush and the kerb. Whilst this may be unsightly for a while, the bushes should recover over time.

We are currently reviewing all of the signs around the Estate and the current plan is to shortly install a 20mph sign on this island.



Tamarisk hedge cut

The tamarisk hedge will not be cut in September this year. We have decided to postpone the cut until the spring and allow the hedge to fully blossom. We do appreciate that

this change will initially create slightly more work for the contractor but feel the area as a whole will benefit from this change of date.

Christmas tree festival

Whilst we may still be in August, early preparations are under way for the 2016 Christmas tree festival which will take place, Thursday 8th - Sunday 11th December at St Mary's church, East Preston.

With over 40 trees on display, the idea is that each tree is decorated in a style which reflects the sponsoring organisation. This year the WRA will be sponsoring a tree (at the cost of £40 plus decorations).

Jane Burke has kindly agreed to organise and coordinate the association's tree. However, she does need volunteers to help with both the decoration of the tree and ideas on how we can best reflect the Estate through our decorated tree.

The tree festival brings a bit of fun to an

otherwise cold and dark time of year and if you are able to spare a few hours helping Jane with this fun event please do come forward.

The easiest way to get in touch would be by email at info@willowhayne.org



Keeping in contact

As part as our on-going efforts to streamline procedures and communications, Hobdens have been asking residents to supply an email address. However, we have not had a very good response to this request. This request was sent with your annual Estate rates invoice. Your email address will only be used for the purpose of sending future invoices, individual correspondence, or where we need to

collectively send communications. Your details will not be used for any purpose other than WRA business. You will most certainly not be put on any marketing list! If you are happy to provide your email for these purposes, can you kindly provide Hobdens with your email address by sending a quick email to them at the following email address:

info@hobdensmanage.co.uk

Overdue Estate rates

It was disappointing to find that, at the end of July, twelve properties still had their 2016 Estate rates unpaid. This just makes more work for Hobdens and the Directors in chasing them.

We are considering publishing the addresses of all properties with outstanding Estate rates at this point in the year so all can see which ones have not paid their fair share of the costs of maintaining the Estate.

All properties with outstanding rates were sent a reminder letter in July and this resulted in half of those outstanding paying in full. Properties that are still outstanding at the end of August will receive a letter advising them that if they do not pay by a specified date,

then legal action will be taken to recover the debt. We shall then issue County Court claims against all those that do not pay. This will result in all WRA and Court costs being added to the claim which will not be settled until paid in full.

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.



Fireworks - reminder

We don't usually have to remind residents, at this time of year, of the rules regarding fireworks.

However, on the evening of the 6th August, extremely loud fireworks were let off after midnight. In fairness they were finished by 12.15 and apart from the complaints regarding the fireworks, no other noise complaints were received. However, it is totally unacceptable to let fireworks off at this time of night especially as surrounding properties had not been forewarned.

For the benefit of the entire Estate we would remind everyone that the use of fireworks (not including sparklers, party poppers, etc.) is not permitted between **11pm and 7am**. The only exceptions to this are:

Until **midnight** on 5th November

Until **1am** on New Year's Eve

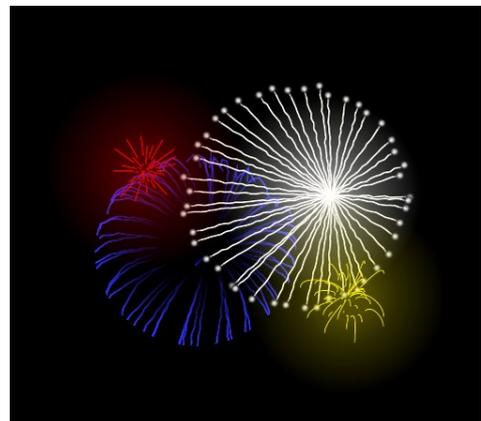
Until **1am** on Chinese New Year

Until **1am** during Diwali

There are also exceptions for local authority displays, and national public celebrations and commemorative events.

These rules are not Willowhayne specific and can be found on the Arun DC website.

For the benefit of everyone, if you are planning any form of firework display at home please ensure you observe these restrictions.



Who do I report a problem to about a dead fox?

A dead fox in one of the Angmering Lane ditches was reported to Hobdens on the 6th June, with the enquiry as to whether the Estate dealt with this type of thing or who did. A perfectly reasonable enquiry. Problems involving any form of dead animal are dealt with by Arun District Council. As an association we are unable to deal with this problem directly. Arun DC have a very good form on their website which is used for reporting all sorts of

street cleaning problems, such as glass, dog fouling, dead animals and the all important "other" category. Completion of the form was really easy and the Council dealt with the matter extremely promptly and by the next day the fox had been removed. If any resident notices any problems concerning dead animals, we would ask they complete the online form which is available on Arun DC's website, link below.

<http://www.arun.gov.uk/clean-streets>

If you could also just drop Hobdens a note saying what you have done that would be great and will save us duplicating your efforts.

Work to Estate owned trees

The following works have been undertaken to Estate owned trees.

Silver Birch in Cross Road - Overall size has been reduced and crown raised, at a cost of £380.00

We will shortly be undertaking an annual inspection of all the Estate owned trees to check their health. Any trees which are flagged as a potential concern will then be reviewed

by a professional tree surgeon. Any works which are subsequently undertaken will be advised through the Newsletter.

Communal grass cutting contractor

Having been cutting the communal grass areas on the Estate since June 2014, Ashley Hall of Ashley's Stripy Cuts felt it was time for him to relinquish this role and concentrate on other areas of his business. We wish him every success.

Faced with the task of finding a new contractor, we soon found ourselves in the very fortunate position of several interested parties contacting us through the "grass cutting grape vine". This time around when choosing a new contractor, we felt that an established commercial business would be the better option as one of the problems faced when cutting the grass is bad weather; and often smaller

organisations do not have the capacity to make up missed time.

Our new chosen contractor is Greenservegm (Greenserve Grounds Maintenance) who specialise in grounds maintenance of industrial estates, trading estates, business parks, schools, colleges, universities and residential blocks of flats in Sussex, Hampshire, Kent and Surrey. They are a family run business based in Worthing. Their first communal grass cut was undertaken week of 25th July.

We have taken this opportunity to slightly amend the contract in that the grass on the greensward and common areas will now be cut weekly (weather depending)

between March - October. There will therefore be 32 weekly cuts scheduled. The grass banks will be allowed to grow naturally in an attempt to encourage flora.



Dog bins

We have 7 bins situated around the Estate (including the greensward) so there is no excuse for anyone not to clear up any mess their dog makes.

The greensward is a public space and an area which is enjoyed by both residents and non residents alike and is a heavily frequented area, which suffers far more than any other area of the Estate, with this problem.

In an attempt to improve the grass quality along the

greensward the grass length has been increased but this has made it slightly more difficult for people to pick up after their dogs.

Therefore we are, with immediate effect, reverting to our previous policy of cutting the grass shorter as we feel the problem of people not picking up dog mess is of greater importance.

If you see anyone not using the designated bins please do

stop and remind them that to not do is both unlawful and anti social!!



Please do not leave food out for foxes

The subject of foxes has been and always will be emotive with those people who love them and encourage them by feeding versus those who feel they are vermin and should be deterred.

On the morning of the 16th July a large sack-full of dog food was deposited on the grass verge (junction of Cross Road and Angmering Lane). For those residents who don't believe this sort of thing happens on the Estate, the photo below provides the

evidence.

Prior to this, a few months earlier a large amount of cooked pasta was left in exactly the same place.

Whilst we are presuming the person responsible is doing this as an act of kindness, leaving food out not only encourages rats and other vermin but there is always a concern that the food may have been poisoned and that harm is the intention.

It is not acceptable to

deliberately leave food such as this around the Estate.

If you wish to feed foxes, please do so with some consideration towards the rest of the Estate and only in your back garden, not in either your front garden or on land which is owned by the Estate.



Weed control

Professional Weed Solutions Ltd (PWS) carried out the second weed control (by spraying) of the entire Estate roads on 3rd August. PWS are a specialist company and we would assure everyone that the chemicals used are

safe to use in our environment and are safe for humans and pets when dry. The chemicals are dry in less than 5 minutes. The cost for this work was £510.00.

We will be arranging for Greenservegm to spray the

communal grass areas including the greensward in either September or October (weather dependent) as this job has not been done for some considerable time and it is something which will help improve the look of the grass.

Litter

Just a gentle little request/reminder that as we do not have the benefit of any paid-for litter collection service, if you see any litter either in the vicinity of your

property or when you are walking around, please pick it up and dispose of it appropriately. This would be greatly appreciated. We do understand that it is probably

not your litter but if we all did our small bit in this manner it would ensure the Estate continues looking smart and tidy. Thank you.

New kerb stones installed

New kerb stones have been installed at the corner of Springfield Close and Angmering Lane. This work commenced on the 8th June and was completed on the 10th June, by Tidey & Webb, at a cost of £5,604 including

VAT. Included in the cost was the repair of a defective patch of road, approximately 1.2m x 1m.



Building supplies left in road

It is unacceptable to leave building supplies in the road, especially unlit and without any warnings. If you are having building works it is your responsibility to ensure that your builder and their supplies are kept within the curtilage of your property. If there is an absolute need for the road to be used you must ensure prior permission is obtained and the materials are lit at night and with adequate warnings. Any damage caused by materials left on the road or Estate owned verges will be charged to the property owner.



Loud music 7th May

The evening of the 7th May was a particularly warm and still evening, with many people peacefully enjoying their first barbecue of the season.

With this evening being particularly still, extremely loud music (which was not coming from the Willowhayne Estate) could be heard all around the Estate. It was quite difficult to pinpoint exactly where it was coming from.

Whilst several residents did call our security guards regarding this problem, we would assure you the music was coming from outside the

Estate, possibly from the Angmering on Sea estate and not Tamarisk Way as reported.

The music eventually stopped at 00.45.

Our guards are not employed to deal with problems that are off the Estate and consequently have no powers to intervene.

Whilst noise late in the evening can be annoying, please do consider if this is a regular problem or just a one off incident and what time of evening this disturbance is occurring.

It is not unreasonable, either for those hosting a party or on the receiving end of the noise, to expect any music or noise to cease by midnight.

If you have problems with noise, the only people who can take any action are the environmental health officers at Arun DC. An out of hours service is in operation and they can be contacted on the following number: 01903 713976.



Door to door traders - please beware

We have had another report of suspected travellers going door to door on the Estate touting for driveway repair business (Thursday 28th April). It would appear that these are the same people as advised in the April Newsletter.

The man who knocked at the door was polite but persistent and insisted on undertaking a trial clean of the driveway. In fairness he did do a good job at cleaning the small section of driveway. The lady resident did not want to commit to anything and took his card (copy of both sides below) and

advised she needed to speak to her husband.

This card does look very professional and legitimate.

In the meantime she checked out the card and found that the website listed on the card did not exist.

professionalcleaning.co.uk

The trader returned and quoted an inflated price of £1200.00 to clean the driveway and undertake a small repair. When questioned that the website did not exist an excuse of "the website is being updated" was given.

By now he had returned several times in an attempt to get her to accept the quotation and have the work done and was getting very persistent. She politely but firmly said no.

This has been reported to the Police using the non-emergency 101 number.

Due to the inevitable delay between Newsletters this information was updated to the WRA website at the time. Please, therefore, regularly have a look at the website so you can be updated about incidents such as this.



What's on?

Saturday 27 August 2016 - 11:00 to 17:00

East Preston Food and Drink Festival (around East Preston)

The Parish Council is going to organise probably the first East Preston Food and Drink Festival. In addition to the French market from last year's Christmas event, a variety of hot and cold foods will be available from village suppliers and companies from slightly further afield. This should be a really good day, with something for everyone. **Event organiser: East Preston Parish Council.**

For more details of what is on locally please look at the East Preston village website:

Eastprestonvillage.co.uk

Friday 9 September 2016 - 19:00 to 23:00

East Preston Reads Aloud - The Sea Horse, Sea Road

We are pleased to announce the first East Preston Reads Aloud evening on Friday 9th September at The Sea Horse Café. What is East Preston Reads Aloud? Quarterly, East Preston Reads Aloud will bring people together to share their love of the written word

over a relaxed meal in The Sea Horse Café. Ticket price will be just £15 to include a great set-menu curry (vegetarian option available) and a glass of Prosecco on arrival.



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)



Keeping the website relevant

The website is updated each month. We want to make sure the information we provide is relevant and useful to you. We therefore welcome your feedback on what additional information you feel would be useful to both existing and potential residents.

Directors : Amanda Adams (Chairman, Co-Opted) Malcolm Barnett (Vice Chairman) Adrian Gotts
Tony Morris Jane Burke Arthur Simpson 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