



Willowhayne News

AGM 2017 - save the date

Conservative Hall, Sea Road, East Preston, 26th July 19.00.

With Christmas now being what seems a distant memory, it is time for us to start planning for this year's AGM. The AGM will again be held at the Conservative Hall, East Preston. We have had a good turn-out at the last three AGMs and we hope that as many of you as possible will come along. We would remind you that you need to be a fully paid up member of the WRA to attend and have your say. To ensure that all residents are aware of certain AGM protocols we would remind you that if you wish to have any subject included in the AGM or wish to propose any member's resolution, details must be made in writing (and received by Hobdens) at least 6 weeks prior to the date of the AGM, this being no later than **Wednesday 14th June 2017**. We would ask that any questions relating to the audited financial accounts be submitted to Hobdens no later than **10th July**. This will ensure we can answer your questions with clarity at the AGM.

During the informal part of the meeting we will deal first with any questions which residents have raised in advance. If you have any subject you wish to be included in the discussions if you could please write in to Hobdens, this will ensure inclusion. The floor will then be opened for remaining questions.

This year we will again be hosting a pizza and Prosecco evening after the AGM to encourage residents to meet their neighbours and chat with the directors. We hope you can join us both for the meeting and afterwards.



Wheelchair access at AGM venue

Whilst the Conservative Hall, East Preston, has steps at the front of the building making this entrance unsuitable for wheelchairs, there is a fire door at the North of the building which is used

for wheelchair access. A side path runs down the side of the hall. Anyone who needs wheelchair access is advised to use this side path and rear door.



AGM buffet donation

Many of you may know Manny Heiningen on a professional level as he has his own local decorating business. Manny has kindly donated £100 towards the cost of the pizza and Prosecco that we will be offering at this year's AGM.

Manny and his wife Rachel moved to Kithurst Close in June 2014. They are actively involved in promoting the Willowhayne Estate and are keen to

engender a feeling of community spirit amongst everyone, with Rachel and her sister Barbara being part of our enthusiastic Christmas tree festival team.

We would like to publicly say thank you to Manny for his kind generosity in kindly donating this sum towards our AGM nibbles.

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Overdue Estate rates

At the end of February there were still **seventy six** properties who had not paid this year's Estate rates—which amounts to **£17,518.00**.

If you are unsure how much you owe or you have difficulty in paying please contact Hobdens.

We would again remind those with outstanding

amounts against their account, that if you have not paid your Estate rates in full by the AGM you will not be eligible to vote and we will take action against those who do not pay their Estate rates. It is far cheaper to pay now than delay any further.



Allocation of Estate rates

Please could you ensure that when paying your Estate rates that you mark your payment clearly with your account reference as we have received a number of payments without this information and consequently we are unable to allocate to the correct account.

Your account reference can be found on your invoice and should be written either on the

reverse of your cheque or if you pay by internet bank transfer please mark in the reference section.

Your assistance would be appreciated and will ensure that you are not sent an unnecessary reminder, especially when you have paid.

Thank you.

Action taken against non-payers

Unless all residents fully pay the contributions requested of them, the Estate will eventually fall into disrepair and the Willowhayne will not retain its status as a "prestigious" place to live. If the Estate is not well maintained it is likely that property prices could fall.

We now have only one property on the Estate who feel that it is perfectly acceptable to not pay their Estate rates. Our court claim has now been assigned a County Court hearing at Worthing County court.

Christmas tree festival

Further thanks need to be given to Jane Burke, Rosemary Charles, Rachel Heiningner and Barbara Ferguson for all their magnificent efforts with the WRA tree. An incredible amount of work went into submitting our entry and for this a huge thank you needs to be extended to all those involved. Approximately twenty two volunteer hours went into the whole process.

With over forty trees on display, the idea behind the Christmas tree festival was that each tree was decorated in a style which reflected the sponsoring organisation and that funds would be raised for our local church.

The theme chosen for the WRA tree was "Winter wonderland".

For those of you that didn't get a chance to see our tree we have posted on the website various photographs showing the tree in both its final display state and also the "work in progress", as we only have space in the newsletter for a photo of the finished article.



Chairman's position

When I retired from the role of Director/Chairman at the 2016 AGM, I had no intention of returning to either position.

You will be aware from the August 2016 newsletter, at that time we had a distinct lack of volunteer directors and I agreed to continue in the role as Chairman of the WRA.

Following the AGM two residents questioned my continuing role as Chairman, as they felt it went against the Association's rules for me to continue both as a co-opted director and Chairman.

The comments received from one resident in particular, both to the board and circulated via email (to other residents) were unnecessarily personal.

I would like to publicly state that I was very much persuaded by the other directors to come out of retirement and stay as Chairman. I am certainly not in this role for any personal gain.

We have a fairly new board of directors and at this stage no one feels they have either the time or the experience of how the Estate and WRA run, to take on the position of Chairman.

The AGM offers all residents the opportunity to vote on prospective directors and discuss the work we all undertake on behalf of the Estate.

I would once again encourage everyone to attend the AGM.



Director resignation

The Board would like to express their thanks and gratitude to Adrian Gotts, 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.

Adrian has been a fully elected director since June 2012 and in that time has worked tirelessly on behalf of

the Association.

He has spent many hours, reviewing property deeds, planning applications, meeting residents, developers and solicitors to ensure that planning applications received are handled appropriately. He has had to show a large amount of tact and diplomacy when handling sensitive issues.

Adrian's dedication and hard

work will be a loss to the Association.



Request for new directors

Whilst we are fortunate in that we currently have nine directors (including five co-opted directors), having a full contingency of ten means that the work involved in looking after the Estate can be distributed more evenly. We all benefit from a well run

and maintained estate but this does not happen by itself. We are once again looking for people to come forward and take on a director's role. Please just don't leave it to someone else. Please do come forward and volunteer.



East Preston Festival 2016 (Friday 2nd June to Sunday 11th June)

Preparations for the 2017 East Preston Village Festival are well under way and the Festival Committee is already planning a full programme.

The theme for this year's Festival Parade and Scarecrow Competition is 'Heroes, Heroines and Villains' whether they are characters from

comic books, the movies, fiction or real life.

The carnival procession takes place on Saturday 10th June, and providing the gates at The Ridings have been repaired, we will be closing them to assist with the safety of the event. The closure time will be from 13.10 to around 13.30.

Communal grass cutting

Communal grass cutting recommenced 7th March.

The contractor for this work is Greenservegm (Greenserve Grounds Maintenance), who we appointed July 2016. The grass on the greensward and common areas will now be cut weekly (weather depending) between March and October. There will be approximately 32 weekly cuts scheduled. The grass banks (on the greensward) will be allowed to grow naturally in an attempt to encourage flora. The communal grass areas will be treated in the next month for weeds.

If you have any queries or concerns regarding the grass cutting please direct them to Hobdens and not the contractor.



Greensward wildflower project

Weather permitting the wild flower seeds will be sown 28th March. The seeds are 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. Nettles will be included. The stinging nettle is one of the most important native plants for wildlife in the UK as they support over 40 species of insect including some of our most

colourful butterflies. The most notable nettle patch inhabitants are the small tortoiseshell and peacock butterfly larvae which feed in large groups hidden in silken tents at the top of the nettle stems.



Work to Estate owned trees

The following works were undertaken to Estate owned trees on the 3rd March:

Removal of a dead willow in The Ridings and grinding out of the stump.

Removal of a broken branch from a Macrocarpa (cupressus) in Tamarisk Way.

Total cost for these works was £250.00 and was undertaken by D&T Tree Surgery.

Tamarisk hedge cut

The Tamarisk hedge is now due for its annual height reduction cut. These works are scheduled to be undertaken at the end of April - depending upon the weather. The height will be reduced to approximately 2.5m (measured from the greensward—not the bank) and the depth (greensward side) reduced by approximately 1.5m. There will be no reduction

in depth on the seaward side of the hedge.

These works will again be undertaken by D&T Tree Surgery. The cost for this work will be £3,800.00.

Annual gate closure

Following last year's damage to The Ridings gate a date has not yet been set for the annual closure of either these or the Angmering Lane gates. We are still waiting for a replacement gate to be authorised by our insurers and once installed we will be able to implement the closure.



Dog fouling on Estate verges and greensward

There is an unacceptable level of dog fouling on the Estate verges and on the greensward. We have therefore asked the dog warden at Arun Council to patrol the area and to act where appropriate. She has advised us that she will carry out patrols of the Estate and that the Council is recruiting a team of people so that patrols can be increased throughout the district in the months ahead.

The dog warden has the power to issue a fixed penalty to offenders. Under the current dog control orders the penalty could be £50 - £80. By October this year, our understanding is that the dog control orders will be replaced by Public Space Protection Orders (PSPOs) which will increase the fixed penalty up to a maximum of £100. Under both Orders if a person is taken to court the maximum fine is £1000 and there could be costs in addition to that.

Under the PSPOs councils can keep the monies from fixed penalties and can also name and shame people after successful prosecution.

If you are a dog owner, please help to keep our Estate clean by clearing up after your dog if it has fouled.

Some other useful dog related information:

By law, all dogs must now be **microchipped** and have a **tag** which has the owner's surname,

first line of address and postcode (or full address). Failure to comply with this can result in a fine of up to £5000, possibly with costs as well. Owners often put their telephone number(s) on the tag which is a useful thing to do, but not essential.

If your dog does stray, having a tag with up to date information on it will give it the best chance of it being returned quickly. If a stray dog is taken to the Council there are likely to be delays and costs associated with its recovery. The police will not normally deal with stray dogs - it is the Council's responsibility and they often work with rehoming centres to ensure the dog is well looked after.

Dogs are allowed to bark but if it becomes a nuisance the best course of action is to talk to the owners initially. The next step would be to report it to the Council who are obliged by law to investigate all noise / nuisance reports. **The Willowhayne Residents' Association and Hobdens are unable to get involved in these disputes.**

Please help us to keep the Estate clean and ensure, if you are a dog owner, that you are compliant with the law and do not get caught out by the checks which dog wardens are carrying out throughout the area.

Solidified palm oil on the beach

There have been reports of solidified palm oil being washed up on local beaches. This is a substance which is hard, white and chalky in appearance and can smell a bit like diesel.

If you think your dog may have eaten some, it needs to be taken to the vet without delay. This substance is often attractive to dogs but if ingested can cause severe pain and even death.

Please be aware of this if walking your dog on the beach.



Road repairs

The Estate roads are our single largest area of financial liability and we need to ensure that we take appropriate steps to maintain the integrity of the network and the desirability of living on the Estate.

2016 saw a significant increase on the amount of money spent on repairs to the Estate's road network. We have 3.8 miles of roads, of which concrete represents 75% of the surface material with the balance being tarmac.

The average annual spend on road maintenance between 2011 and 2015 was £10.5k. In 2016 £37.4k was spent on repairs to start to address the cracks, which were appearing around the Estate.

In 2017 we are budgeting to spend a further £40k on repairs, primarily to the concrete roads. You may have noticed white marks on the roads around the Estate, which indicate the areas identified for repair. These repairs are scheduled to start May 8th.

As part of these repairs we will have to close Michel Grove at the junction with Angmering Lane to enable significant repairs to be carried out on the full width of the road. There will be no entry or exit from Angmering Lane to Michel Grove for up to 4 weeks.

The photo shows the extent of the work in that area.

The repairs will also be completed with the new type of seal material tested last year, which gives a neater and safer finish and will help protect the roads from further degradation through water ingress. One of the objectives going forward is to go through a programme of joint replacements on the concrete roads.

With regard to the tarmac roads (primarily Angmering Lane and Tamarisk Way) we are evaluating options for preventative maintenance to help avoid very costly reinstatement in the future. This would involve a "tar and chip" surface dressing. We are evaluating the feasibility, advantages and the costs of this and other options.



Weed treatment - roads

The bi-annual weed treatment on the hard surfaces (roads) of the Estate will take place in early May. It is not possible to give an

exact date, due to the fact that the treatment is weather dependent.

Gravel driveways

As we now head out of winter, could we ask owners who have gravel drives to sweep back as much as possible any excess gravel onto their drive, as this helps improve the flow of surface water when it rains, as well as reducing damage to the road surface and the

chance of slippage or skidding.



Sea outfalls

Arun Council have carried out some initial survey work on the pipes from the Estate into the beach, which are called sea outfalls. There are 3 such pipes leaving the Estate and Arun will ensure that all are clear and

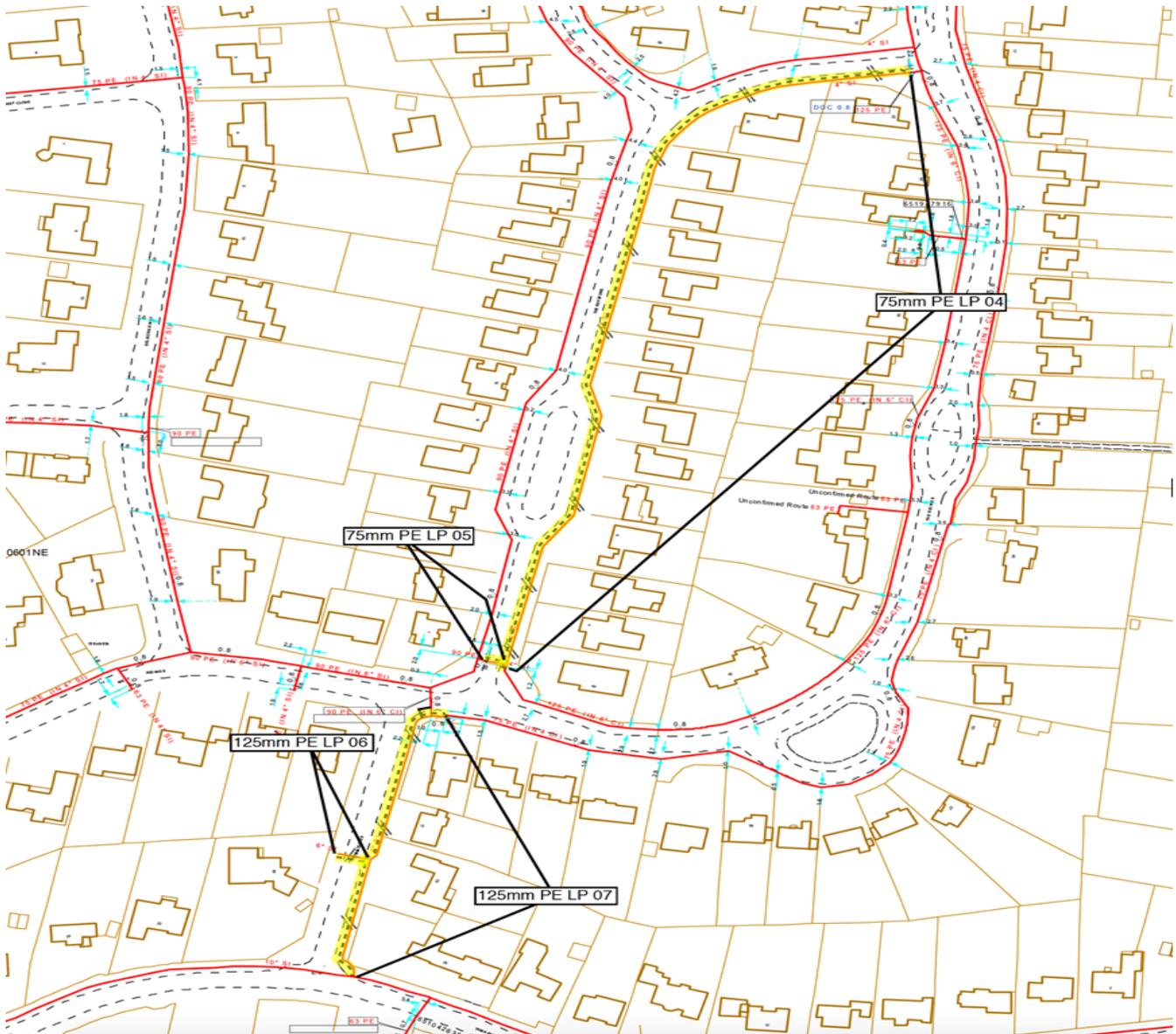
free flowing. These are located at the bottom of Botany Walk (off Pigeonhouse Lane), West Walk (off Angmering Lane) and Middle Walk. There should be minimal impact to residents.

Gas repairs

We have been notified that Southern Gas Networks (SGN) will be carrying out gas mains replacement work starting on April 17th for approximately 5 weeks. This involves the replacement of the existing main in The Roystons and in The Ridings between West Ridings and Tamarisk Way (as shown in yellow) The work involves passing a

replacement plastic pipe through the existing metal mains and then branching off to connect each house with a new plastic supply pipe. The houses concerned are on the Eastern side of The Roystons and The Ridings as can be seen from the plan.

SGN will contact each affected householder individually to discuss the works.



Grass verges - reminder

Following on from our article in the August newsletter we would again remind anyone who is considering the possibility of planting, growth, walls, fences or any other obstruction on the verge outside their property of the need to check with Hobdens first - to ensure what you are planning is permissible.

There have been several instances lately where residents have not contacted Hobdens

before commencing work and are finding what they have done is not acceptable.

In the majority of cases there is a requirement to leave a clear grass verge which is at least 15 feet wide. All residents of the Estate have a right of way over this area so it must not be obstructed by planting or growth.

Please therefore check before you do anything on your verge.

Greensward signs

New signs will shortly be installed on the entrances to the greensward and the main greensward itself.

The five signs will be manufactured out of vinyl and will be mounted on an aluminium backing plate. The support poles will either be powder coated or wet sprayed.

The signs will have the name of the grassed area printed on them, for ease of identification, in addition to the activities

which are discouraged. .

The total installed cost will be approximately £1620.

The below picture is to show an example of what the signs will look like.



8th March - Fire (Angmering Lane)

Following a fire at "Shalva" 27 Angmering Lane in the early hours of the 8th March, we feel it is sensible to prompt residents to review where the nearest fire hydrants are to their property.

The resident who called the Fire Brigade was asked if he knew where the nearest fire hydrant was to the property, and as he was not a direct neighbour or the property owner, he quite naturally did not know the answer to the question.

We have subsequently spoken with Southern

Water who confirm that the Fire service should be fully aware of the position of all fire hydrants, but it is sensible for residents to also know this information. If you are unsure where the nearest fire hydrants to your property are, please contact Southern Water, Land Search department, telephone 0330 303 0276 and with basic information of your full address and post code they will easily be able to advise this to you.



Hobdens - Personnel change

Having been with Hobdens for just over eight years, Michael Cornwell is shortly moving on to pastures new. Many residents will have had dealings with Michael as he has been the first point of contact with their planning applications and enquiries. We would like to formally thank Michael for his work and wish him every success for the future.



Fraud message from Sussex Police

Sussex Police recently issued the following message, which if you receive the email updates from East Preston Parish Council you will have already seen, but we felt that it would be useful for our residents to see this again and have as a reminder.

Lloyds Bank customers should be on the lookout for a new sophisticated fraud that involves fraudsters sending fake bank letters.

The convincing letters being sent are a replica template from Lloyds and include their logo, address and signature from a customer service representative.

The letter tells recipients that there have been some "unusual transactions" on their personal account and asks them to call a number highlighted in bold to confirm they are genuine.

When victims call the number, an automated welcome message is played and the caller is asked to enter their card number, account number and sort code followed by their date

of birth. Victims are then instructed to enter the first and last digit of their security number.

The fraud was spotted by the Daily Telegraph which was alerted to it by a reader who had three identical letters sent to an office address. On separate occasions the Daily Telegraph ran some tests using fake details and were passed to fraudsters who claimed to be from a Lloyds contact centre. The bank has confirmed that the phone number and letters are fake.

The letters are essentially a sophisticated phishing attempt and serve as a warning to consumers to question written correspondence from their banks.

If you are ever suspicious about correspondence from your bank you should call the customer service number on the back of your card.

To report a fraud and cyber crime, call the police on 0300 123 2040 or visit the Action Fraud website.

Mystery golf balls

We have received a very strange problem of mystery golf balls appearing in the garden of a property in Selbourne Way. To date approximately 28 balls have found their way into the garden of this property.

At first it was thought that perhaps a squirrel or fox was depositing them. However, the impact dents in the grass would suggest they are being hit by use of a golf club and most likely from The Roystons area of the Estate. Quite clearly if someone is practising their golfing technique to such a degree that balls are landing in someone else's garden this can only be considered as dangerous. There is a

strong possibility of damage to property and person.

If you know who is doing this action please can you let us know so we can deal with the problem before someone gets hurt.



Dead Fox

Another fox has been reported as having been shot and then subsequently found dead, in Michel Grove on the 21st December.

We are no nearer finding out who is carrying out these killings but if anyone has any information please can you report this directly to the Police.

If you do see a dead animal anywhere on the Estate please can you report this directly to

Arun DC as the WRA does not have the facilities to clear away dead animals.

You can either telephone or use the online form, which can easily be found under the rubbish & recycling collection section of the website. www.arun.gov.uk Arun's contractors, Biffa, are responsible for street cleaning and will come and clear away any dead animals.

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)
Tony Morris Jane Burke Arthur Simpson Ray Churcher (Co-opted)
David Charles (Co-opted) Jim Everitt (Co-opted) Sue McMain (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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