



Willowhayne News

Annual gate closure

A date has now been set for the 2017 closure of the Angmering Lane and The Ridings gates. This closure preserves our right to close the gates. Angmering Lane will be closed Saturday 23rd September and The Ridings will be closed Sunday 24th September, between 08.00–18.00.



AGM 2017 summary

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

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

Apologies for absence were received from 25 members. 23 proxy votes were received in advance from non attending members.

The meeting was opened at 7.00pm by the Acting Chairman.

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

Chairman's Report Matters arising from the Chairman's report, previously circulated, were as follows:

Signs

Mr Hart queried why the Section 31 Notice had not been reinstated on the new signs, which he said gave a permissive right of way. The Chairman replied that this would be reviewed and was able to advise that the signs had been designed to allow add-ons if necessary.

Mr Mathias advised that he was unhappy about the placement of the new sign opposite his house and felt that he should have been given advanced warning of this, as should other residents that might be affected by these signs. Mr Mathias was advised that the new signs had been widely advertised in the newsletter and there was a net reduction in the number of signs opposite his property, together with the removal of the large concrete block.

Mrs Adams said that the intention had been to make the signs look smarter and neater and felt that this had been achieved.

The proposal for the **Maintenance fund** contribution—2018 was to agree the contributions for 2018 at an increased amount of 3%. The proposal was unanimously accepted.

No written enquiries had been received in respect of the accounts and no queries were raised from the floor.

Full details of the discussions regarding the maintenance fund and audited accounts are in the AGM minutes.

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AGM 2017 summary - continued

Directors

Malcolm Barnett being required to retire by rotation, offered himself for re-election. Jim Everitt decided not to offer himself for election at the AGM. Amanda Adams, Ray Churcher, Sue McMain and David Charles having been co-opted by the Board during the year offered themselves for election. All five were elected/re-elected.

Under the 'any other business' section discussions included:

Estate Rules

Mr J Brooks said that since he came onto the Estate 6 years ago he felt that the Estate rules were being broken and referred to such items as advertisement boards, working times in respect of building works, on the road parking and building materials being deposited on the roads and asked for the rules to be re-published. Mrs Adams responded in part to Mr Brooks by advising:

That boards were permitted whilst works were being carried out but were required to be removed within a few days of completion.

Building materials on the roads didn't appear to be a regular practice and this was more of an occasional problem than a regular occurrence.

Parking Control Notices could be used on cars being parked on the road, particularly at night, but residents must report any offending cars.

A further comment was made from the floor that Mr Brooks' concerns were not being addressed. The Chairman said that all residents needed to help confront issues. They cannot solely be left to the Board of directors, with Mr Barnett pointing out that the standard 'Not to cause a nuisance' covenant was held by neighbours and not the WRA and therefore the WRA was unable to enforce this for residents.

Mr James felt it was a good idea to publish the rules on the website and to include reference to this in the next Newsletter. Mrs Adams agreed to include reference to the points raised by Mr Brooks in the next edition and reconfirm the link to the rules on the Willowhayne.org website.

Speeding - the following was said on this subject

Mr B Mason raised the subject of speeding on the Estate and made reference to a particular incident involving 3 motorcycles hurtling down Myrtle Grove and asked for action to try and control this type of behaviour. Mr Gotts said that he believed the culprits were youths as this was an on-going perennial problem. The Police would take action if they were advised of car registration numbers. Residents need (themselves) to report this type of behaviour directly to the Police and also use the Operation Crackdown website to report such incidents.

Mrs Adams reminded members that following discussions at last year's AGM a Speeding Sub-committee was formed but this fizzled out after a short time. The Board feel that this sub-committee should be re-instated and the subject looked at with a fresh approach.

Mrs Adams also mentioned that the poll of residents of Myrtle Grove and Michel Grove rejected the use of speed bumps by a majority in both cases.

There was an enquiry about non-replies when referendum votes were requested with it being said that abstentions could not be considered as votes in favour.

Mr Ardern spoke in support of speed humps and said that he felt that Cross Road had benefited overall by having these.

Mr Mathias mentioned that the Government were planning to move away from speed humps as it was deemed that the slowing down and subsequent acceleration aggravated the pollution.

A comment from the floor was also received saying that it is thought beneficial to return to closing the gates at weekends, which it was considered had deterred non-resident through traffic. Mr Croston confirmed that he thought it prudent to reassess the closing of the gates to deter through traffic.

Mrs Adams said that residents had been consulted about this 2 years ago and the overwhelming response was that they didn't want this to return.

A member of the previous Speeding Committee advised that the speeding survey that she undertook showed that the culprits were mainly resident car drivers and not goods vehicle drivers.

AGM 2017 summary - continued

Mr Rankin said that he thought that had electric gates been installed this would have assisted with the speeding problem.

An enquiry was made as to whether the general public had the right to walk through the Estate with the Chairman saying it would not be possible to stop this.

A request was made for a vote to be taken regarding the speeding issue but Mr Barnett advised that the formal business of the Company had been transacted and anything else beyond that was a discussion when residents' views only could be taken. He advised that it wasn't sufficient just to ask for Traffic Management to be discussed at a meeting and reminded members that it should be a specific resolution if a binding decision was required at future AGMs.

Security

The recent incident of cars being broken into was referred to with it being reported that 90% of the cars had been left unlocked and therefore the crime was very much an opportunistic one.

Security Guards - Mr Croston said that he thought that the security guards had done really well this year and commended them for their efforts.

Mrs Adams said that whilst the guards were not working any additional hours they were better managed and thanked Nick and Teresa Croston for their work and involvement.

Natural Garden

In response to an enquiry from Mrs Linton, Mr Barnett said that the mix in the natural garden on the Greensward had not worked as hoped and a further seeding would be considered. Since the AGM further comments on this subject are detailed in this newsletter.

Western Entrance to the Greensward

Mrs Lines said that she was finding it

impossible to gain access to the Greensward via this gate in her mobility buggy because the closer was too strong to enable her to do this.

The Chairman confirmed that this gate would be looked at with a view to carrying out an adjustment to the closer.

Contractors Parking

Mr Mathias drew attention to dangerous parking on the bend at the end of Angmering Lane, which related to works vehicles being parked.

No issues in this respect have been reported previously. Therefore Hobdens and the Board were unaware of any problems.

The Chairman asked that when any hazardous parking was noticed this be reported to Hobdens.

Thanks - The Chairman concluded the meeting by thanking Mr Adrian Gotts for his service to the Company, and to Colin Cartwright for overseeing the road repairs in his absence.

Pizza and Prosecco

With the meeting drawing to a close, all residents were invited to stay for a glass of Prosecco and pizza and to generally mingle. A variety of soft drinks were also available.

There being no further business the meeting closed at 8.10 p.m.

Having now trialled a glass of something and a bite to eat for the last two AGMs, everyone who stayed for the "after event" felt that this was a great idea and should be a regular part of the AGM.



Signs and section 31 notice

A question was asked at the AGM as to why the Section 31 notice had been removed from the new signs on the Greensward and the associated walkways and whether this reduced our powers/rights in any way.

The Section 31 notice is currently on all signs where there is vehicular access to the Estate.

It was on the original sign at the entrance to the Greensward, which was the generic entrance sign and was removed as we did not feel this was appropriate as it referred to "road issues". The main entrance signs are due to be replaced in the forthcoming year and will have this notice displayed.

Directors and their current responsibilities

The Board currently comprises of eight directors and their current responsibilities are outlined below:

Amanda Adams - Acting Chairman, Newsletter, Safety and Security

Malcolm Barnett - Vice Chairman and Finance

David Charles - Planning
Ray Churcher - Grounds Maintenance and Grass Cutting

Sue McMains - Contracts and Legal liaison, Health and Safety, Dog bins and Greensward

Tony Morris - Roads and Paths, Drains, Road Sweeping,

Signage and newly formed Resident Road Safety and Access working group.

Arthur St John Simpson - Tree maintenance and Tamarisk Hedge

Jane Burke - Website, Communication, Meet and Greet

When responsibilities change the website will be updated.

2017 Chairman and Vice-chairman

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 and his continued involvement in this role is much appreciated.

None of the existing directors want to take on the role of

WRA Chairman and therefore at this stage I (Amanda Adams), have agreed to take on this position but only as "Acting Chairman" and only until such time that someone comes forward and volunteers to take on the role.

I do not wish to put my name forward as Chairman on a permanent basis and I would personally welcome someone

putting their name forward and volunteering for this role. If you feel you have the necessary time, skills and qualities to become Chairman of the WRA, please do come forward.

Retiring director

The Board would like to express their thanks to Jim Everitt, for all his work whilst on the Board. Jim had responsibility of looking after the grounds maintenance

aspect of the Estate and responsibility for this has now returned to Ray Churcher.



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 eight fully elected Directors, but the roles would be made so much easier if we had our full complement of ten Directors.

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 four 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.

Estate Rules

The Estate rules published below have been generated by the Willowhayne Residents' Association to provide guidance to Estate residents on what (in the view of the Association) constitutes good neighbourly practice within the Estate.

It is strongly believed these rules, if observed, will enhance the Estate environment and ensure that its peaceful enjoyment by the residents is not disturbed.

The rules are not intended to be officious in nature and were generated for the general good of the Estate. However, it should be noted that many of the rules are supported by restrictive covenants that apply to some or all of the Estate plots.

The rules are not listed in any order of priority and may over time change to reflect new circumstances that impact the Estate.

Estate maintenance charges should be paid promptly when due. It should be noted that the late payment of Estate charges could result in an extra interest charge.

Nothing should be done that constitutes a nuisance or disturbance to neighbouring properties.

No trade, manufacture or business (that causes a nuisance) should be carried out from the property.

There shall be no planting on WRA owned verges (without WRA permission).

All extensions, new building and alterations (however minor) should be referred to WRA. Not all works will require WRA permission. All enquiries are handled in a timely manner and you will quickly be notified if you are required to apply for full WRA permission and the

procedure which you would need to follow.

Plot sizes as defined in the covenants cannot be varied without WRA permission.

No discharge of effluent, contaminated surface water or waste building materials shall be put down the drains. It should be noted the WRA will charge for any costs for making good any damage caused by such activity.

The 20mph speed limit on Estate roads should be observed.

No bonfires should be lit.

There should be no caravans, motorhomes, large vans (larger than transit size) or commercial vehicles parked for extended periods without WRA permission.

Contractors' work signs should be removed within a short time (usually less than three days) after the work is completed.

The WRA discourage parking on all Estate roads without permission and may issue parking control notices to offending vehicles.

Bins should ideally be put out no earlier than the evening of the day before collection day.

Please visit the website Willowhayne.org as we have lots of useful information both for new and long standing residents, which we hope will answer the majority of questions you may have regards living on the Willowhayne and what is expected of everyone. If there is any information that you feel needs to be added to the website please let us know so we keep the website relevant and updated.



Speeding concerns

Successive AGMs have highlighted concerns over speeding on the Estate and its potential impact on the safety of all road users, including vehicle drivers, cyclists, and pedestrians.

Following such concerns being raised at the 2016 AGM, various members formed a working group to collect speeding data and formulate proposals to address the issues. Unfortunately, for a variety of reasons the group did not gain any traction and nothing was brought back to the Board. The issue was again raised at the 2017 AGM. The Board has

decided to address the concerns vocalised at the AGM and form a Working Group, which it hopes will be fully supported by the membership, in their efforts to provide options for consideration.

Ideally we would like to have one member per road and whilst several residents have already volunteered, we do have some roads not represented. It is hoped the first meeting will be scheduled for early September. Therefore it is not too late to volunteer.

Updates will be communicated through the newsletter.

Overdue Estate rates

At the end of July there were still twenty one properties who had not paid this year's Estate rates—which amounts to £7,400.00.

Those that delay paying their Estate rates add to the administration costs incurred by the WRA, which is morally not fair to others.

We would again remind those with outstanding amounts against their account, that if you

have not paid your Estate rates they were due for payment on the 1st January. Reminders have been sent and we would ask anyone who has not yet paid to arrange payment by return.

It is far cheaper to pay now than delay any further.

Action taken against non-payers

At the end of 2016 we had two properties with their full Estate Rates outstanding. Both have now been resolved. We do have a couple of properties who feel they can choose the amount they pay! We will not allow residents to unilaterally decide how much their

contribution is. Therefore unless these shortfall amounts are cleared we will have no alternative but to consider taking formal action, despite the amounts being relatively small. It is far cheaper to pay now than delay any further.

Grass verges

Recently there have been a number of new encroachments onto the verges by planting or erection of hard landscaping. In most cases a discussion with the resident has resolved the issue and the encroachment has been removed. However, there has been the occasional situation where the resident considers they are not bound by the law and can do as they wish to the detriment of the Estate as a whole. The WRA do take the protection of Estate covenants seriously and will do what they can to enforce them in the interests of the whole Estate.

If you wish to plant anything on the grass verge outside of your property you must contact the WRA before you undertake any work. This is not the WRA being difficult or obstructive. This is a requirement of your covenants and in many cases the verge is owned by the WRA.

Contacting us before you do any work is better for everyone, as quite naturally people get upset when they are told what they have planted, built or installed is not acceptable and has to be removed.

All residents have a right of way over all the verges on the Estate and nothing should be done that either hinders or obstructs this access.

Every property has its own individual covenants, though in the majority of cases there is a requirement to leave a clear grass verge which is at least 15 feet (4.6m) wide. There are variations to this in some deeds

where the width may differ.

We will usually allow a small flower border with a maximum width of 2ft (60cm) from your boundary - providing the planting does not restrict or hinder access in any way at all and is low level. Small flowers beds of this nature can soften the appearance of fencing or brickwork., though again your covenants may even prohibit this.

Going around the Estate you will see a number of historic infringements of the covenants, mainly where hedges and trees have grown over the years. We would ask all residents to review the covenants in their deeds and to take action to reduce any encroachments onto the grass verges. This will protect the open appearance of the Estate and ensure that pedestrians have a safe area to walk. We do know that it is not always easy to find the covenant information so if you have difficulty please contact Hobdens and they will put you in touch with someone who can help.

Any new planting that has not been agreed and does not leave the required clear distance from the road and your boundary may need removing. Any historical planting which contravenes Estate policy will be reviewed on an individual basis and will not be considered as an excuse or precedent for new contraventions.

Please therefore check before you do anything on your verge.

Litter

Litter isn't generally too much of a problem across the Estate, mainly to people not dropping it and good minded residents picking up and disposing of litter (even if it is not theirs) correctly. Someone or some people clearly didn't feel the need to use the litter bins on the Greensward as they left behind the "fun" of their evening, for someone else to dispose of.

As we do not have the benefit of a litter collection scheme if you do see any litter and are able, please could you kindly dispose appropriately. Where a large amount of litter such as this is seen, please contact Hobdens and they will contact Arun DC on our behalf.



Mystery golf balls

A grand total of 33 golf balls managed to find their way into the garden of a property in Selbourne Way. Their numbers are no longer increasing!

The lady whose garden these balls were appearing in, did consider whether she should sell them at the AGM but wasn't sure if she needed a permit or whether this would be

considered running a business from home.

It is still a mystery of how they ended up here and is probably one of the strangest incidents we have come across.



Planning - reminder

We would like to remind anyone who is looking to undertake building work that even if they do not require Arun District Council approval they still need to apply to the WRA for written approval.

If you have undertaken any development work and not obtained WRA approval we would politely suggest that you contact us with details of the work you have done, as without

WRA approval you may have problems in the future when you come to sell your property.

If you are not sure what the planning application procedure is please review the website or contact Hobdens, for guidance.

Tamarisk hedge - cost clarification

Historically a figure of £10,000 has been shown in the financial accounts as a budgeted expenditure figure for the maintenance of the Tamarisk hedge. The 2018 budgeted accounts are seeing this amount reduced to £5,000. In real terms this budgeted amount is not the amount we have actually spent. For clarification we would confirm that the following amounts have been spent over the last 4 years: 2014 £4,200 2015 £4200. 2016 Nil 2017 £4,560. The increased 2017 costs are due to the contractor D&T now being VAT registered. The Board is monitoring as to whether an annual cut is necessary or whether

this can be extended, possibly to every 18 months or 2 years. Prudent management of the Tamarisk hedge means we can have a hedge that looks good but at the same time we are keeping control of our costs. We feel we are currently providing a good balance between the cost and benefit. We continue to receive a high level of compliments as to how good the Greensward is looking and the maintenance of the Tamarisk hedge plays a major part to the overall aesthetics of the area.

Greensward wild flower project

Fair comments were made at the AGM as to whether it was thought too many weeds had germinated amongst the new wild flower area.

We had very poor, dry, germination conditions for some weeks after it was sown and as a result the area was slow to get going but has really done well more recently. We do have a range of plants and some good colour now. We do concede that we may have too high a concentration of thistles at the front but these are very important plants for the bees, butterflies and some birds, so we may try to redistribute them a bit for next season. We do not seem to have had much success with the

1,000 nettle seeds. Nettles are good for over 40 species of insect including butterflies and ladybirds. The seeds and insects also provide food for birds. There is a bare area around the front edge which may need further sowing. We will be leaving the garden to finish flowering and will only cut it back much later in the season when it has all died down and the seeds distributed for next year. The other day, we were pleased to see a rabbit amongst the flowers.



Dog fouling - Fixed penalty notices

The problem of owners not picking up after their dog is one which seems to be a constant battle - especially along the Greensward. We have been in contact with the Dog Warden and hopefully they will patrol the area on a more regular basis and this will help reduce this quite unpleasant problem. If you do see someone not picking up after their dog, we would encourage you to say something as hopefully naming and shaming them will make them take action. We do appreciate that it can be awkward tackling someone about this but unfortunately, we do need help from everyone to try and make certain dog owners more responsible.

The following information is readily available on the Arun DC website.

Dog fouling becomes an offence when the owner does not clean up after their dog. Not noticing the fouling is not a reasonable excuse, as owners are expected to be in control of their dogs. A registered blind person cannot always be expected to do so, and will not be liable for a Fixed penalty notice (FPN).

Regardless of who owns a dog, the person with the dog at the time of the offence will be responsible for clearing up after it, and liable to pay the FPN. Please see our dog fouling information page to find out more. The fines for dog fouling are:

- £50 - If paid within 10 days
- £80 - Full amount of penalty
- £1,000 - Maximum penalty on conviction

Arun DC - litter and dog fouling trial paying off

A 12-month trial to fine anyone caught dropping litter or not picking up after their dog is reaping rewards with reports of cleaner streets in the district.

Run by enforcement company EH Commercial Services Ltd, the trial has seen more than 200 fines issued since it began in May 2017.

The scheme costs nothing to the taxpayer, as the funding comes directly from fines, but Arun District Council has been liaising with the team from East Hampshire District Council to help it target problem areas.

The Council's cleansing contractor, Biffa, has reported the town centre streets seem cleaner and there has been public support for the scheme.



Many of us like to take photos whilst on holiday, so we thought we would share with you a holiday snap taken whilst in Queenstown, New Zealand that portrays the message of clearing up after your dog in an amusing way.

Councillor Stephen Haymes, Arun District Council's Cabinet Member for Technical Services, said he was delighted with the early success of the trial and urged those who have been issued tickets to pay their fine in order to avoid prosecution.

He said: "The feedback we've received has been very positive. The vast majority of people who visit our town centres don't litter the streets or let their dogs foul so they've welcomed a clampdown on the few that do.

"There are currently 15 cases nearing prosecution and we would urge those people to pay because if they do get prosecuted, then not only will the amount increase but they will have a criminal record."

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 (Acting Chairman)

Tony Morris

Jane Burke

Arthur Simpson

Sue McMain

Malcolm Barnett (Vice Chairman)

Ray Churcher

David Charles

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