



The Willowhayne Residents' Association

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Annual gate closure – Please take note

A date has now been set for the 2018 closure of the Angmering Lane and The Ridings gates. This closure preserves our right to close the Estate gates. The Ridings gate will be closed on **Saturday 22nd September** and the Angmering Lane gate will be closed on **Sunday 23rd September**, between 08.00 – 18.00.



Annual General Meeting (AGM) 2018

This took place at the Conservative Hall, Sea Road, East Preston on 25th July 2018. There was a good turnout with 64 properties represented. Apologies for absence were received from 22 members and 11 proxy votes were received in advance from non-attending members. After the meeting, residents were invited to meet and chat over a drink and canapés. A full copy of the AGM minutes has been posted to the Willowhayne

Residents' Association (WRA) website, under Residents' Area (please contact Hobdens for the password).



Road Safety and our 20mph Speed Limit

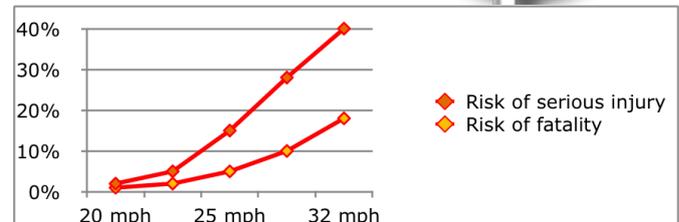
The Board would like to extend thanks to the Road Safety Group for its hard work and efforts over the past few months. The findings of the Group were presented and discussed at the AGM, and charts were distributed. These are now available on the WRA website.

As there are no footpaths on the Estate, there is a speed limit of 20mph for all vehicles. There is a greater risk to the safety of pedestrians when vehicles are travelling over 20mph, as the chart shows.

Importantly, the speed surveys carried out by the Group showed that over 70% of those driving above 20mph on the Estate were residents. Therefore, if each resident observed the Estate's 20mph speed limit, the problem of speeding would be very much reduced. We would also ask that, for your safety and the safety of others on our Estate, you do all you can to ensure that you, and anyone visiting your premises, comply with the speed limit. As well as including advice on the speed limit in our welcome information for new homeowners, other measures are being considered by the Board, including extra speed humps and regular gate closures.



Speeding: The risk to pedestrians;
(Ashton & Mackay 1979) -



We remind residents that the grass verges around the Estate are there for the use of all pedestrians to avoid the road traffic. All residents have an equal right of way, protected by covenants, over these verges 'on foot with or without a dog'. These verges must not be obstructed with installations, planting or by the growth of trees and shrubs. A significant number of properties are in violation of these covenants and a few have serious violations. We would strongly urge homeowners who do fall into this category to do what they can to get this sorted. If you are uncertain, please contact Hobdens for advice.

WRA Board update – a goodbye and a plea for help!

We were pleased to welcome both Mike Chambers and Mike Dunne officially to the Board at the July AGM. At the same time we were sad to say goodbye to Tony Morris, who has worked tirelessly, on behalf of the Board, in ensuring that our roads, drains and signage have been well maintained. Our huge thanks to Tony for the enormous contribution he has made to the Estate.

We are urgently in need of a volunteer to focus on this area of work, i.e. roads and drains maintenance and signage on the Estate. Please let us know if you would like to find out more about this role – we would be happy to chat about what being a director entails. Directors both past and present



have found the work very rewarding, and a great way to get to know people in the area and to give something back to this beautiful Estate. Although each of the directors has an area of responsibility, we work as a team, ensuring each director feels supported in carrying out their role effectively. Full Board meetings are normally held every two months and directors generally give around two hours a week on top of that.

So don't hold back...we would love to hear from you! Please contact Hobdens if you would like to volunteer or find out more information.

Directors and their current responsibilities

The Board currently comprises eight directors whose individual responsibilities are:

Malcolm Barnett – Chairman

Ray Churcher – Vice Chairman, Grounds Maintenance, Greensward and Grass Cutting

Sue McMMain – Finance, Contracts and Legal Liaison

David Charles and Mike Chambers – Planning and Developments

Mike Dunne – Security, Health and Safety, Road Safety Working Group

Arthur St John Simpson – Tree Maintenance

Jane Burke – Communication, Newsletter, Website, Meet and Greet

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Vacancy – Roads and Paths, Drains, Road Sweeping, Signage



Overdue 2018 Estate Rates

As residents are aware, Estate rates are due on January 1st each year. Hobdens and the whole WRA Board would love to be able to report that everyone had paid up during January each year to minimise unnecessary wastefulness.

However, despite discussions at the recent AGM, and at least two letters being sent to the offending residents, there are still 5 residents, owing 1.4% of the total funds, who have chosen so far not to contribute to the costs of maintaining our Estate this year. Much though we would love to name and shame these residents, unfortunately we cannot do so under the General Data Protection Regulations and associated privacy rules. However, you know who you are, enough of our time and resources have been wasted so far and it would be very much appreciated if you could pay up ASAP. We will take further action as appropriate to recover these debts.

Thank you all for your co-operation.

Security update

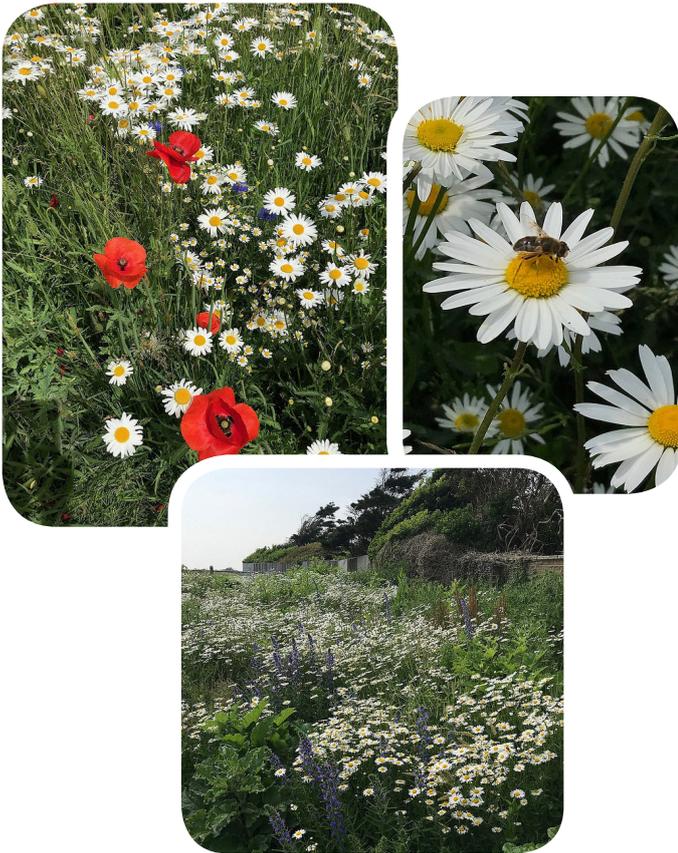
We were notified of a burglary in Kithurst Close in the early hours of Saturday morning, 18th August. The offender(s) gained access to the rear of the house and entered the garage via an insecure rear door. An attempt was made to force an internal door, which activated the alarm. Once notified, the guards were swift to attend the scene and called the police. Nothing appears to have been stolen and the house was unoccupied at the time.

We were also advised of a group of five youths riding a noisy motor bike up and down Angmering Lane and the Greensward on the afternoon of Sunday 2 September. Security attended and persuaded them to leave the Estate. One of the young men claimed to be a resident, although this has not been verified.

We have been asked by some residents about the security guard who is parked in the evenings at the end of Pigeonhouse Lane. He is nothing to do with the Willowhayne Estate and hence we have no control over him.

Wild flower garden

The wild flower garden has done very well this year, particularly during the Spring. There has been an abundance of perennials in the mix, including whites, yellows, blues and reds, all attracting a host of butterflies and bees. The garden is due to be cut back shortly. For photos of the garden in its prime, please see our website (under 'Residents' images').



Parking on the Estate

From time to time, residents may experience problems with vehicles parking within the curtilage of their property without prior permission. The Estate operates a 'no parking on Estate roads' policy. This is to ensure that the Estate is preserved from the clutter of vehicles and, more importantly, to safeguard pedestrians, dog walkers, cyclists etc.

Parked cars limit visibility for all road users and increase the chances of an accident occurring.

The "P" symbols on our information signs (as you enter the Estate) indicate that we operate a Parking Charge Notice (PCN) policy. The signs reinforce the message that anyone who parks on the Estate roads, without the express permission of the WRA, will be subject to an invoiced charge for parking on private land.

If you have an on-going problem with cars parking within the curtilage of your property without permission, our advice is that you contact the owner of the vehicle or the owner of the property and request that the vehicle in question be moved. If your request is ignored, we would advise placing a pre-PCN notice on the windscreen of the vehicle. This will warn the driver that further infractions of parking rules could result in a PCN being issued. This notice can be found on our website, under Functions > Access and Parking. If the problem still persists and a PCN needs to be issued, then please refer to the website for more information on how to proceed.

Greensward restrictions

We have been informed of someone using a motorised go-cart on the Greensward. Not only is this potentially dangerous, but residents are reminded that use of the Greensward is restricted by the legal covenants on the land that limit the use to "on foot only with or without dogs". Any other use, such as cycling, horses, go-carts etc., is prohibited.

However, the use of mobility scooters on the Greensward is permitted, provided the scooters are designed for use by a disabled person and are being used by a disabled person in line with the rules relating to their use on a footpath.

The Greensward

A new ten-year lease for the Greensward has been agreed with Arun District Council (ADC), at a peppercorn rent. This does not include the foreshore or the tamarisk hedge, although ADC is happy for the WRA to trim the hedge when necessary in order to keep the hedge in good condition. The hedge cut took place in late August after the summer flowering had finished.



Hedgehogs

We are very fortunate to have hedgehogs living on and around the Estate, and you may have been lucky enough to see them in your gardens or out on the Estate during the summer. As these are endangered animals, please drive with great care on the roads at dusk and at nightfall to avoid the possibility of running one over.



Estate road repairs

In 2017, significant repair work was carried out on a number of our Estate roads. This year, we have commissioned a roads expert to review the condition of all of the roads, to assist us in prioritizing future repair work and to help us ensure our roads continue to be maintained to a safe standard. The review has highlighted the need for resurfacing work to be carried out in Angmering Lane and Tamarisk Way, in order to prevent damage to the infrastructure. The work that can be done within the available budget will be carried out in the next few months.



Noisy neighbours

From time to time the WRA receives complaints from residents about nuisance caused by their neighbours, be it persistent barking dogs, loud music, noisy pumps or overgrowing vegetation. All of these issues, and many more, may be classed as a nuisance under the covenants to your properties. These covenants cover all properties on the Willowhayne Estate and state that you must not do anything that would cause a nuisance to your neighbours.

If you find yourself in this situation, then it is always best to communicate with your neighbour first. It is you, as neighbours, who benefit from these covenants, not the WRA, therefore the WRA is unable to be of any assistance in neighbour disputes. If your problem relates to noise or overgrowing vegetation, you may be able to get some assistance from ADC. For noise issues, a leaflet entitled 'Noisy Neighbours' can be found on its website.

The Willowhayne Residents' Association Website

Have you had a chance to look at our website? This is updated regularly and can be found at <http://willowhayne.org>. Information includes Stop Press, general Estate information, planning processes, security, rules and regulations, finance, past and current newsletters, and links to other websites. There is a section for residents' use only. Please contact Hobdens if you need the password. For security reasons, we don't publish this information in the newsletter.

We welcome your feedback on the website so do let us know if there is additional information you think might be useful to both existing and potential residents.

Newsletter

Our thanks once again to Sam Harris for giving his time to work on the design and layout of the newsletter. We welcome items for inclusion in the newsletter although articles may need to be edited due to relevance and space available.

We rely heavily on our team of volunteers to deliver the newsletter door to door. If you think you may have the time to join this team, we would love to hear from you.

Useful Numbers:

Police Non-Emergency Number:
101 or **0845 60 70 999**

Advance Guarding Ltd Control Room
(Security) **01903 277345**

Contact us by either writing c/o
Hobdens, 41a Beach Road,
Littlehampton, West Sussex, BN17
5JA

Telephone: **01903 724040**

Or send a message using the website:
<http://willowhayne.org>



Board of Directors

The Estate is managed by a Board of Directors, who are all volunteers and who make decisions on behalf of residents on the running of the Estate.

The current Board includes Malcolm Barnett (Chairman), Ray Churcher (Vice Chairman), Jane Burke, Mike Chambers, David Charles, Mike Dunne, Sue McMMain and Arthur St John Simpson.

As mentioned earlier in the newsletter, we are always looking for new volunteers to fill vacancies now or in the future. Contact us via Hobdens if you would like to find out more.

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