



The Willowhayne Residents' Association

IN THIS ISSUE:

- Gate Closure Vote - Result
- Date for your Diary: Annual General Meeting (AGM) 2019
- Investing in our Roads
- Road Calming Measures
- Drains
- Changes at Hobdens
- PLAY YOUR PART! Please Observe the 20mph Speed limit
- Cold Callers
- Signing in the Guards
- Bin Bags
- WRA Board Update
- Estate Rates 2019 Update
- South Strand Public Conveniences HELP NEEDED!
- Encouraging Wildlife
- Golf Balls!

Gate Closure Vote – Result

Thank you to all residents who took part in the recent gate closure vote. We were pleased to see that, of the 390 properties on the Estate, 231 valid votes were returned, giving a turnout of 59.2% of those eligible to vote. There were 145 votes in favour of gate closures and 86 against.

We appreciated all the feedback received from residents during the voting period, including varying views on the advantages and disadvantages

of which gate to close on which day. After discussion and consideration, the Board will carry through the original proposal specified on the voting form. Therefore, from the weekend of **6th/7th April**, the Ridings gate (leading on to Sea Lane) will be closed each Saturday, between 8am and 6pm, and the Angmering gate will be closed each Sunday, between 8am and 6pm. This is dependent on there being enough volunteers to carry this out.

Date for your diary Annual General Meeting (AGM) 2019

A date has now been set for the next Willowhayne Residents' Association's AGM. The meeting will take place on **17th July 2019 at 7pm**, and this year will be relocated to **East Preston Infant School, Lashmar Road, East Preston, BN16 1EZ**. This hall has seating for 200 people, so that should relieve the congestion we have had in the last few years. We hope that as many of you as possible will come along.

Please remember that you need to be a fully paid up member of the WRA to attend and have your say. If you wish

to have any subject included at the AGM, wish to propose any member's resolution or propose the election of a director, details must be made in writing and received at least six weeks prior to the date of the AGM. Please send any details to Hobdens by **6th June**. Any questions relating to the 2018 accounts should be submitted to Hobdens, no later than **3rd July**, to ensure we can answer your questions with clarity at the AGM.

Further detailed information regarding the AGM protocols can be found on our website (<http://willowhayne.org>).

Investing in our Roads

During December 2018 and January 2019, urgent road repairs were carried out to areas of Angmering Lane and Tamarisk Way, where the road and substructure were damaged. Whilst these smaller areas of repair have been necessary, a longer-term solution is needed, whereby more substantial resurfacing is carried out. It is hoped that, once carried out, these repairs should last for 20 – 25 years. As residents will be aware, an increase in Estate Rates was approved and voted for by members at the July 2018 AGM. This increase allows us to carry out this much-needed investment in our roads. Failure to put in place this investment could lead to further deterioration of the roads and greater expenditure in the future.

Although our budget will not allow us to completely resurface Angmering Lane and Tamarisk Way in one go, our aim is to resurface large sections at a time, starting at the Tamarisk gate this year. We will continue to repair

large sections each year, according to the budget and allowing for urgent repairs to be managed as well. Residents will receive further details of when this work is to be carried out.

Alongside this project, we will be repainting the 20mph road signs and the white lines, and will continue to replace the seals in the concrete roads, as necessary.



Road Calming Measures

Residents will be aware of the concern about speeding on the Estate and the work carried out by the Road Safety Group. Although surveys carried out have identified several of the Estate roads as having significant levels of speeding, Angmering Lane has been highlighted as the road with the most. Building on the good work of the Road Safety Group, the Board has agreed to install three speed tables in Angmering Lane, on road owned by the Residents' Association. These should provide significant calming measures.

The road will be resurfaced one metre either side of the new speed tables, ensuring that, once the whole road is resurfaced, a seamless join can be made either side of the tables. Once these speed tables have been installed, and the impact on speeding evaluated, it may be necessary to have others installed elsewhere on the Estate.

Further information will be made available to residents once finalised.

Throughout all of our proposed road improvements, contractors will aim to keep disturbance and

disruption to residents to a minimum. However, it is likely that some diversions may be necessary at times and we would ask residents to be patient and understanding during this period.

Drains

At the end of last year, a new inspection chamber was installed at the north end of Middle Walk. This work was necessary to repair drains that carry surface water through the Estate to the sea. In addition, Arun District Council has spent significant funds in replacing the three outfalls that run down the Estate to the sea. Further necessary works to replace drainage under Middle Walk will be carried out in the Spring. This may cause a short period of disruption and we ask residents for their tolerance and patience.

Attempts have also been carried out to repair a drain under Tamarisk Way. It may become necessary to replace that pipe, which would require digging up Tamarisk Way. If that is necessary, then a short-term diversion will be put in place.

Changes at Hobdens

Many of you will know Rita Tasker of Hobdens, who has worked tirelessly over the past 30 years to ensure the efficient and professional running of our Estate. Rita will be retiring at the end of the month and we would like to send her our sincere thanks for her excellent advice, expertise and, above all, her sense of humour over the years. We wish her a very happy and relaxed retirement.

William Hinde, Property Manager, will be taking over from Rita and has been working closely with the Board since July 2018, in order to familiarise himself with the workings of the Estate. We look forward to his continued support and expertise.



Cold Callers

There has recently been a spate of cold callers in the area, often known as 'Nottingham Knockers', who are going around the Estate trying to sell items to residents on the door step. These are NOT bona fide sales people and should be turned away. They may well be checking out your property for a later visit or some other scam.

Trading Standards has produced a leaflet giving advice for what you should do if you receive such a call. You can find this leaflet on its website: www.tradingstandards.uk

Play your Part! Please observe the Estate's 20 mph speed limit.

Surveys carried out by the Road Safety Group during 2018 and feedback to the WRA have demonstrated that 75% of drivers exceeding the Estate speed limit of 20 mph are residents. We all have a part to play in ensuring that road users on the Estate are kept as safe as possible. If each resident respected the 20mph speed limit, we would reduce speeding incidents dramatically. Only by doing this, can we keep our roads as safe as possible.



Signing in the Guards

We are urgently in need of volunteers to sign in the security guards in the evenings. If you might be able to help and would like to find out more, please contact Hobdens.

Bin Bags

It has been brought to our attention that full plastic bin bags have been left at the side of roads for collection by the refuse collectors. Please place all bin bags in dustbins as leaving them out encourages seagulls and foxes to tear them open in order to forage for scraps.

WRA Board Update

We are delighted to welcome Brian Daley to the Board as a co-opted director. Brian has lived on the Estate since 2013 and will be taking on responsibility for road safety. We are sure that residents will do all they can to support him in his new role.

However, we still need volunteers to come forward to give their time on the Board. Although challenging at times, being a member of the Board is a wonderful opportunity to get to know people on the Estate and to give something back to this beautiful environment we are so lucky to share. The Board is made up of ordinary residents who themselves have busy personal lives, often with daytime jobs and caring duties. When the Board is not at capacity, as now, directors have to double up on roles - this is not sustainable or acceptable.

We are sure there are residents out there - both men and women - who could contribute hugely to the running of the Estate and we would encourage you to come forward. If the idea of sitting on the Board is daunting, or you think your skills may not be relevant, please come and have a chat with us.

Our specific vacancies at present are:

- Communications, which includes keeping the website information up to date, with the help of our website designer, and writing the newsletter
- Planning and Development, which includes monitoring the standards set for the Estate
- Greensward and Grass Cutting, which involves liaising with contractors to ensure our shared areas are maintained
- Security

Although each Board member is allocated a specific area of responsibility, we always work together as a team to resolve any issues.

We are always keen to hear from anyone who feels they may have something to offer to the Board, including a willingness to work as part of a team and a common sense approach to trouble shooting. For an informal chat, please contact us via Hobdens - we look forward to hearing from you.

Estate Rates 2019 Update

We are pleased to report that all 2018 Estate Rates have been collected and we would like to express our gratitude to all those residents who have already paid for 2019.

Whilst Hobdens has already received over 80% of 2019 Estate Rates in value terms, there are still quite a number of residents who have not yet paid. These payments are due immediately on receipt of invoice in January, so we would very much appreciate if anyone who has not paid to do so as soon as possible.

We will be chasing up outstanding payments soon. However, we would prefer not to waste the directors' or Hobdens' time doing this – there is much more beneficial work to be done!

If you have any difficulties with payment, please contact Hobdens as soon as possible so that we can agree a workable solution for everyone.

South Strand Public Conveniences HELP NEEDED!

One of our residents has asked for attention to be drawn to a request for help to keep open the public toilets near the beach huts on South Strand. These public conveniences are threatened with closure due to lack of funding from the Parish Council. A group of interested parties has formed to secure pledges of funds so that the toilets can remain open. If you would like to make a donation, however small, or would like to find out more, please contact George Schlich (george.schlich@me.com).

Encouraging Wildlife

A big thank you to those residents who kindly responded to December 2018's newsletter item on how to encourage wildlife on the Estate. We were advised that the decline in numbers of certain species of birds that visit our gardens appears to be a national problem, as well as a local one.

One of our residents, a local wildlife expert, advises that small birds feel vulnerable and need cover, especially around and on the approach to feeders. In addition, our native wildlife needs an environment of native species in which to thrive, because they have evolved together in a mutual dependency. If a garden is planted only with trees, shrubs, and herbaceous plants from garden centres, then it is a relatively poor habitat for our native wildlife. Replacing them gradually with native species, which are increasingly easy to source and purchase, will bring about an instant improvement. To encourage biodiversity don't be a tidy gardener, but allow leaves, twigs, and other debris to decay where they fall. This encourages fungi, invertebrates, and other essential food chain species. Provide refuges for small mammals, reptiles, amphibians, and larger

insects and arachnids, such as wood piles and other dark, moist places.

The expert has offered to conduct a small group tour of the Estate this summer, to show residents the wildlife that does exist, and to learn of the significance in terms of overall health and potential of the Estate's natural environment. Places will be limited, so if you are interested in taking part, please give your name and contact details to Hobdens.



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Golf Balls!

Many of you will recall reports in previous newsletters of the appearance of several golf balls in gardens in Selborne Way and The Ridings. We have now had further reports of golf balls (with the name REX on them) appearing in adjacent gardens along the central area of Angmering Lane. We suspect that these may be carried and dropped by seagulls. However, if you know otherwise, and have perhaps been over-enthusiastically practising your golf swing in your back garden, please refrain from doing so. Gardens are in much too close proximity to make this a safe practice.



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), Mike Chambers, Sue McMMain, Arthur St John Simpson, Terry Burke (co-opted) and Brian Daley (co-opted). Their individual responsibilities can be found on the website.

As mentioned earlier in the newsletter, we are in urgent need of new volunteers to fill vacancies now. Contact us via Hobdens if you would like to find out more.

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eastpreston@grahambutt.co.uk



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