

The Willowhayne Residents' Association

Welcome to our September newsletter, which we hope you will find informative. Two items we would like to draw your attention to are the notice about road resurfacing work and the need for more Board members.

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Roads and Drains – Important Update!

Please be aware that Middle Walk, leading from Tamarisk Way to the Greensward, will be closed for a few weeks from 9 September to allow for a new drain to be installed. This essential work is part of Arun District Council's programme to ensure that the main drains and culverts, running from the top of the Estate to the sea, are repaired and properly maintained.

Following the AGM vote to increase next year's rates, in order to fund much-needed resurfacing of our Estate's tarmac roads, plans are underway to resurface Tamarisk Way. This work will commence on the **29th October 2019**. Work will start at the Tamarisk Way gate end and should take around three days to complete. Emergency services will be informed prior to the work starting and provision will be made for emergency access.

Residents will also be aware of the condition of the road by the gates at the end of The Ridings onto Sea Lane. The road surface is in very poor condition and the Board intends to repair this area of road at the same time. This will require these gates to be closed for approximately two weeks, as the road will need to have a new base laid and kerbs will need to be re-installed.

This work will start on the **21st October**, to allow for the digging and preparation, and resurfacing will take place at the same time as Tamarisk Way, providing the WRA with a significant saving. Diversions will be in place during these works.

Residents who are likely to be most affected by these road works will receive letters at the end of September, reminding them of the work and asking them not to have contractors working on their properties for the days that the work is taking place. They will also be reminded that, if they need to use their vehicles during this time, they will need to park their cars away from the works.

We plan to carry out the resurfacing of Angmering Lane early in the new year, once the Estate rates for 2020 have been collected. More information will be given once a suitable timetable has been established.

We are mindful that these works will cause some short-term disruption to residents and we would be very grateful for your patience, co-operation and forbearance during this time. However much our contractors will work with us to mitigate noise and inconvenience, this type of work cannot be carried out without a certain amount of disruption. If you have any specific queries or concerns about any aspect of the work, please contact us via Hobdens.

WRA Annual General Meeting (AGM) 2019

Our AGM took place on 17th July 2019 at 7pm, at our new venue of East Preston Infant School in Lashmar Road. The meeting was attended by 100 residents, representing 75 properties, many of whom gave good feedback on the change of venue.

A number of items were discussed and voted on during the formal part of the meeting:

1. Budget

The budget for 2020 was discussed, including the need for ongoing improvement and maintenance work of our Estate roads. To carry this out cost-effectively and efficiently, the Board proposed an increase in the Estate Rates. Two options were put forward to members, with Option 1 being the Board's preferred option. To remind residents, this means an increase of 40% in 2020 followed by inflationary increases, currently assumed at 3%, for future years. Of course, future increases cannot be precisely forecast, dependent on any unexpected change of circumstances, but the Board will aim to keep to inflation-related increases for the foreseeable future, after the 2020 rise. Following discussion, members voted for Option 1 to be carried.

2. Special Resolutions

Three Special Resolutions were proposed. Resolution One was to tidy up the wording of a paragraph in the Memorandum & Articles of Association, relating to the audit, that was missed in last year's amendments. Members voted in favour of this resolution.

Resolutions Two and Three were proposals to install a total of three speed tables in Angmering Lane, to

help calm speeding in this area of the Estate. These two Special Resolutions were both defeated by an overwhelming majority of members.

3. Directors

The Board's Chairman of two years, Malcolm Barnett, resigned at the AGM having completed his six-year tenure. Malcolm has been an invaluable and knowledgeable member of the Board and we thank him for the enormous contribution he has made to the successful running of the Estate, not only as Chairman, but in his roles as Finance Director and on planning.

Mike Chambers, responsible for planning and developments, resigned to pursue other interests. The Board extends grateful thanks to Mike for his hard work and professionalism in dealing with planning and development on the Estate. Mike will continue to support the Board by alerting it to planning requests and consultations on Arun District Council's website.

Three new directors were elected to the Board: Terry Burke will look after roads, drains and signage, Brian Daley will look after planning and developments, and Martin Mandelbaum is taking on Health and Safety.

After the formal meeting, there was a chance for informal discussion, followed by drinks and nibbles and a chance to chat with other residents and Board members.

Papers for the AGM 2019 are held on the WRA website in the password-protected Residents' Area.



Communicating with the Board

Apart from the Annual General Meeting (held in July), the directors are looking at other opportunities during the year for residents to discuss items they deem to be of Estate importance. We are considering offering an informal meeting, perhaps early in the new year, where directors will be available to discuss queries, issues and to give advice to residents. If you think this might be useful, please let us know.

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Estate Verges

Residents have a right of way over all verges on the Estate and we encourage them to use them instead of walking in the roads. The Board is addressing the issue of obstructed verges, so please let us know if there are areas where the verges are blocked. We aim to improve pedestrian safety on the Estate roads in the absence of any additional speed reduction measures.

We ask that you keep your verges clear so that pedestrians, including wheel chair users, strollers and mobility vehicles, can use them safely when there is traffic around. This means cutting back bushes, hedges, over-hanging trees and not obstructing safe passage with decorative stonework.

Any accident involving a pedestrian where access is not available would be a serious matter for everyone on the Estate. The WRA will contact residents where it is deemed there is a Health and Safety issue that needs addressing.

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Bonfires

Please remember that our Estate rules do not permit the lighting of bonfires. Not only can bonfire smoke be a huge nuisance to neighbours, but it can also exacerbate health issues, such as asthma.

Please be considerate and dispose of garden waste etc. in an environmentally-friendly and acceptable way.

Fire Hydrants



Following an enquiry from a resident, we have met with the Fire Service to ascertain where the fire hydrants are on the Estate and we now need to ensure that they are accessible for the safety of all residents. There are 29 fire hydrants on the Estate and most are marked by a concrete post with an 'H' on it together with two numbers giving the fire service important information. Nearby there will be a cover, which allows the Fire Service to connect to a water supply in the event of an emergency. These covers need to be visible and require enough room for two people to stand by them unhindered by shrubs etc.

Following an inspection of the Estate, we now know that some hydrants need to be marked more clearly and some need the access to be cleared to ensure the Fire Service is not delayed in the event of an emergency. We may need to approach some residents to ask that the hydrant on their property has sufficient space around it for the Fire Service to work, if needed. This will be done by an initial letter or email from Hobdens requesting a meeting to discuss and remedy any issues.

Clearly this is an important matter for all of us and the co-operation of residents affected would be greatly appreciated.

WRA Board update

We welcome to the Board two new directors. Martin Mandelbaum, who joined the Board just before the AGM, moved onto the Estate four years ago to enjoy a peaceful retirement. He loves golf, walking and watching all sports. He is a qualified Pharmacist and has worked most of his career in the retail sector in West Sussex. His responsibility on the Board will be Health and Safety.

Julia Robinson joined the Board as a co-opted director in July. She and her husband moved back to the Willowhayne in December 2018 after some time away for work commitments. She has previously run two businesses and has also worked in the public sector. She joined the Board in order to help maintain the lovely surroundings we are all so lucky to live in. Her Board responsibilities will include planning and development, and meet and greets.

Following Malcolm Barnett's resignation at the AGM after six years on the Board, we are grateful that he has agreed to be co-opted back on to the Board, for a limited period only, to help provide a seamless handover to the new chairman, to give advice to the new directors on planning issues and to complete the handover of security.

In summary, the directors responsibilities are currently as follows:

Chairman	Ray Churcher
Vice-Chairman	Terry Burke
Finance, Contracts & Legal Liaison	Sue McMMain
Planning & Development	Brian Daley, Julia Robinson, Malcolm Barnett
Roads, drains, road sweeping, signage	Terry Burke
Health & Safety	Martin Mandelbaum
Tree maintenance, Tamarisk hedge	Arthur St John Simpson
Meet and Greets	Julia Robinson
Newsletter, Website	Vacancy
Security	Vacancy - In the process of being handed over to Ray Churcher
Grounds Maintenance	Vacancy – being managed by Ray Churcher
Grass Cutting	Vacancy – being managed by Ray Churcher

As you can see, we still have vacancies on the Board (we can have up to ten directors). One of the areas we urgently need help with is communications. This includes drafting the newsletter and ensuring that it is circulated to all residents via our wonderful team of newsletter deliverers. We also need help with keeping the website up to date. However, you do not need to have web skills to do this - we have an excellent webmaster who does all the technical stuff. All you need to do is to give him instructions on what to add and where. If you enjoy writing and being creative, then this could be the role for you!

As well as the above, we need people to manage grounds maintenance and grass cutting, i.e. managing the contracts which contribute significantly to the appearance of the Estate. And we also need someone to manage security, which is important to all of us. If you think you might be able to help with these tasks, or are perhaps interested in helping in another way, please contact Hobdens to arrange an informal chat with us.

Introducing our new WRA Board Chairman, Ray Churcher

We are pleased to announce that Ray Churcher has been elected as the new WRA Chairman. He and his wife, Lynn, moved to the Willowhayne Estate from Surrey in 2015, with their son, Lynn's mother and their three dogs. They loved the look and feel of the Estate, the proximity to the Greensward and beach and very good local amenities. Ray enjoys trying to play golf and he teaches at a dog training school. Until recently he was a Blue Cross volunteer, educating children of all ages about being safe around dogs and animal care, but has had to give this up to allow time for his new role as Chairman.

Ray joined the Board in 2016, to help manage the Estate. He renegotiated the Estate maintenance and grass cutting contracts, and continues to manage these on a day-to-day basis.

"I am looking forward to carrying out the role of Chairman and hope to keep up the high standards set by our previous Chairs. I have met many people on the Estate and look forward to meeting more of you and hearing about the things which are important to you. My key aims are to continue to improve



communications with residents, to work with the other directors to improve the Estate's infrastructure and to ensure the Willowhayne continues to be the place to live in the area."

Ray would like other residents to consider giving their time and help to the Board.

"There are a variety of jobs which need doing and more directors will reduce the burden on individuals who, like most residents, have family commitments and other responsibilities. There are also opportunities for helpers to support directors and existing teams, such as gate closures, security and newsletter distribution."

We welcome Ray, and his Vice-Chairman, Terry Burke, to their new roles and ask that residents show them their appreciation and support whilst they settle into their responsibilities.

Parking on the Estate Roads

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.

Our lack of pavements and street lighting can often leave pedestrians feeling vulnerable to danger, particularly when this is combined with vehicles that flout the 20mph speed limit. Parked cars limit visibility for all road users, including neighbours pulling out of their driveways, and increase the chances of an accident occurring.

The majority of residents support and adhere to this policy. However, there are always some who feel that the rules do not apply to them or their visitors. We ask all residents to consider the impact of parking on Estate roads and ensure all visitors and contractors (which includes all those working at the property) park on residents' driveways, out of consideration for their neighbours. We also remind residents that there should never be parking in areas where there are central double white lines as this is particularly dangerous.



Tamarisk Hedge Cut

Contractors gave the Tamarisk hedge on the Greensward its annual trim at the end of August. The Board is grateful to the residents on the south side of Tamarisk Way for contributing half the cost of this trim.



Contractors' Working Hours

Please note that our Estate rules state that contractors are permitted to work between 8am and 5pm Monday to Friday, and 8am and 12pm on a Saturday. Work is not permitted on Saturday afternoons and on Sundays. This is for the benefit of all residents.





What speed do you drive on the Estate?

Please remember there is a 20mph limit for ALL vehicles.

Nature Round-Up

On June 11th, twelve residents joined Brian Day, a wildlife expert and Willowhayne resident, for a tour of the Estate, to find out how to make the Willowhayne more welcoming to both flora and fauna native species. The walk proved fascinating and demonstrated clearly how small changes in the way we garden can make a huge difference to the sustainability of plants, insects and larger wildlife. Participants learned that the more native plant species you have in your garden, the more your garden will attract and retain wildlife. Gardening in a natural way, without chemicals or power tools, will also provide a more natural environment for the wildlife in our area. Gardens that are mainly lawn are poor habitat for wildlife and high maintenance into the bargain!

Mr Day is happy to arrange further walks in a nearby wildlife area of Sussex for Willowhayne residents, if there is enough interest. This could include dawn chorus walks, evening walks, sea-watches for migratory birds, foraging walks for those interested in natural food, butterfly walks and also walks around urban green spaces, for example, Heene and Broadwater Cemeteries in Worthing, where big restoration projects are underway, and the Cortis Avenue Wildlife Garden. Please let us know, via Hobdens, if you are interested in taking part.

For more information on how to garden for wildlife, please see our new page on the WRA website, under 'News'.



Beach Clean

The East Preston Beach Clean will take place on Sunday, 29th September. You will need to register with council reps at the bottom of Sea Road between 11 am and midday and bring suitable tools if you have them. Pre-registration is not essential but is helpful – contact Alison on eparishcouncil3@btconnect.com or on 01903 770050.



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**

Residents are advised that the misuse of the security service will result in a recharge of the WRA expenses incurred.

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 Ray Churcher (Chairman), Terry Burke (Vice-Chairman), Sue McMain, Arthur St John Simpson, Brian Daley, Martin Mandelbaum, Malcolm Barnett (co-opted) and Julia Robinson (co-opted).

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

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eastpreston@grahambutt.co.uk

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