

MAISEMORE GARDENS LTD
SEPTEMBER 2018 NEWSLETTER
from the Council of Management

We are very sorry to have to inform you of the death of Ishbel Thompson (no. 52). She died in QA hospital after a long illness. Many of you will remember her late husband Norman walking their dog every day. He was an ex-chairman of MGL, but Ishbel may not have been so well known to members.

We welcome James and Jo Leeming (No 63) to our community but at the same time all good wishes go to Colin and Vanessa Thomas who during their three year stay made a very positive impact in Maisemore Gardens.

Approval to make changes to properties

In order to simplify the process the Council of Management (CoM) has decided to request that all works on a property including the gardens be notified to the CoM for approval BEFORE the work commences.

You know that the CoM has a duty to uphold the terms of the lease and ensure that the leaseholders comply. Having clear advance notice on all proposals will allow the CoM to offer advice and avoid circumstances that have arisen in the past when work completed without approval has had to be modified.

Unfortunately there are property owners whose work has not been approved and rather than waiting until they wish to sell their property they may wish to check with the CoM that all is in order so that any future sale process is not slowed down.

We also reiterate our request, again a By-law requirement, that the CoM is notified as soon as a property is offered for sale whether privately or on the open market. We have a standard letter for issue which gives details of our solicitor and the selling process including approvals required which can help considerably to speed up the process.

Overall do remember that the directors of the CoM are elected by you, the members, to administer the estate and it has been agreed since the houses were built in the 1960s that the appearance of the gardens and houses should be maintained as constructed as the best means of retaining property values.

The only exception has been to allow the responsibility for maintenance of roads and drains to be taken over by the local authorities for strictly economic reasons. Unfortunately, we lost any control over parking and we can only ask members to show due regard for their neighbours when parking and maintaining the speed limit.

Wildlife

Sarah Harrington has seen comma, peacock and red admiral butterflies, no doubt from the nettles in the back of her garden, but they always fly off too fast to record. Although there are many fewer birds than there used to be, the flock of longtailed tits that passes through every autumn has increased from about a dozen to more like three dozen this year. The bupleurum (thorow flax) in the bed on the green was a mass of insects in August - wasps, many different bees and various flies. So we are managing to attract some wildlife, with planting that has been done over the years, and we are hoping to plant yet more wildlife-friendly plants when updating the shrubs this autumn and spring. When we have finalised plans for this we will let you all know.



Pearl-bordered fritillary

The Leemings (No 63) have brought with them a three-legged ginger tom called Muddle. They also have reported stag beetles who relish the rotting wood of the back garden sleepers. Hedgehogs also like the wood disturbed by the stag beetles so we have a potential happy family. Hummingbird hawk moths have been seen taking nectar from garden flowers- lovely little creatures. Also spotted has been a one legged robin (and we mustn't forget the phantom Hamster!)

Dinghy Park News

The CoM wish to remind all members that the Bylaws state, that should any member wish to place a boat in the Dinghy Park, they must inform the co-ordinator (Barry King Smith – no.30) of their request BEFORE the boat is placed into the park. Also, **ALL** craft and trailers, should be identified with the house number of the owner

The lock mechanism to the gates adjacent to the road is not being closed correctly. Please see photograph below that shows that a small tab fixed to one of the gate handles needs to be placed as shown in the left hand photograph with the tab behind the bolt. If this is not arranged correctly (as shown in the right hand photograph) the gates can be readily opened without a key, by lifting the bolt, thus removing all security from the park. Please be diligent in ensuring the gates are correctly locked, and that the park is securely locked when unattended by another member



Please find below three photographs showing the recommended method of recovering a dinghy up the ramp using the newly installed pulley system. You will notice a post planted in the ground with a red top attached about 12 feet inside the gates. The loop is placed over the hook of the post, and the line is tied to the trolley. Then just pull the boat up the ramp. If your trolley has a wheel at the front, then recovery is simplified. The rope and pulleys hanging on the fence. This system allows a boat to be recovered from the base of the ramp with a 3:1 purchase advantage, thus reducing the load by a third



Footpath adjacent Southern Boundary Wall

Members may be interested in the proposed extension of the raised shore path at the foot of the seawall (which is the southern boundary of MGL). Access to Emsworth via our shore gates is currently cut off at some high tides; this project will enable access at all states of the tide (except storm conditions). This is now part of an ongoing national project (England Coast Path) led by Natural England. The Directors of MGL continue to take an interest in this and will keep in contact with the project leaders at Natural England. Our Seawall Sub Committee recommended at the 2017 AGM that this project should be supported by MGL. We understand that there has been some delay in the expected timetable, but the work planned for the path is still a live project. We shall keep you informed when we have further information. There is a notice with more information on the fence by the shore path and anyone requiring further details should contact Natural England. A number of members have asked for an EGM to discuss the matter.

Beating of the Bounds

During the very enjoyable and successful party last winter that was organised by the CoM directors, a suggestion was made by one of our members, to reinstitute 'The Beating of the Bounds'. Apparently some years back the CoM checked the boundaries on an annual basis. This was to ensure the estate land, managed by the CoM, is fit for purpose, in good condition, and to record and action any issues observed.

On 20th May this year two CoM members conducted a tour, and presented their report to the Committee for interest and action. The majority of the findings were associated with the condition of the rear access paths. Some of these were found to be in need of the clearing of under and over growth. As this is the responsibility of the owners of the respective houses, they were asked to clear their respective paths. There were no significant findings that required specific CoM action.

It is planned to repeat this exercise next year to ensure standards are maintained.

Sculpture

We are pleased to report that we have accepted a new sculpture from Lester (No45) to replace the one that has occupied the garden between No 15 & 16. Again, this will only be in that location for a year. We appreciate Lester's generosity and congratulate him that his growing reputation as a sculptor.

A Reminder – emails

In order to allow the continuity of communications, can you please inform our Communications Director, Gill Edwards (no. 22), of any changes of email addresses. If you are aware of any Member who has not received an email that was on general circulation, please do inform Gill or any of the Directors so that this situation can be rectified.