

MAISEMORE GARDENS LIMITED

A LATE SUMMER UPDATE 2016

The Council of Management is aware that this is the first communication published since the AGM but plan to issue future updates at quarterly intervals. These updates will be in a form indicating collective responsibility by all CoM directors.

Finance

At the AGM there was a query from a member as to whether MGL is complying with present company law regarding accounting procedure. The Treasurer has investigated this and found that the proposal referred to was withdrawn by the Government, so we are currently operating in full compliance with the law.

Dinghy Park

Barry King-Smith our Dinghy Park coordinator is unable to maintain an accurate record of the craft and their owners currently stored in the park. This is due to some people putting their boats and trailers into the park without informing him of their request for storage.

We are therefore now obliged to reinforce the need for all craft and trailers to be identified by the house number of the owner. If no identification is found on either craft or trailer by Saturday 19th November 2016, they will be sold and the proceeds will go towards purchasing the more secure lock and activity system planned for the near future.

Infrastructure.

A test case, requesting Southern Water to fix a surface water drain blockage has resulted in 4 visits to rectify the problem and upgrade the affected run. The significance of this is that nearly all surface water drains to the East and also those to the North of the Green are now their responsibility which will result in considerable savings for MGL. The exception being, if where the drain does not cross a property boundary, (Please ask Barry for an explanation if you really need to know!) The drains to the west and south of the Green remain private, and continue to be the responsibility of MGL as they flow into the stream.

Sea Wall

The CoM are continuing to take the integrity of the Sea Wall very seriously and have embarked upon further consultation. We shall keep you informed of any developments in future updates.

Gardening

Thanks to constant watering by volunteers the new turf laid next to No39 is now growing well.

Please note: on 31st August the dying Aspen tree next to No16 will be felled by Michael Reed Co. This tree, some 45years old, has done us very well as they

generally have a life of twenty years but on safety grounds we would be irresponsible not to remove it. It will be replaced. At the same time the Cypress tree next to No15 will be reduced in height and trimmed back from the pavement. All this work will cause some disruption and noise on the day. The logs from the felled tree will be left on site for residents with wood burning stoves.

Communications

NEW Please take a special note of this CoM Email address maisemorecom1274@mail.com , on which you can send in any queries you may have about how the estate is run, or is going to be run. This will reach a director of MG Ltd. and will be answered promptly. You may also use this special Email address for those useful Sales and Wants and Found notices which will immediately be distributed to all members on the MGL Email database. Please add this Email address to your CONTACTS, so that your messages are not diverted into spam or the like.

General

The Council of Management (CoM) is elected by the membership under strict rules to manage the estate on their behalf. This management is controlled by the Company Articles and Memorandum which provides a framework upon which we are obliged to operate and maintain the estate. The bulk of the work undertaken by the CoM involves the everyday nitty gritty of financial controls, receiving requests for work to properties, answering solicitor's queries regarding property sales, keeping records of members and tenants up to date and organizing the gardening the dingy park and the infrastructure. The CoM also confers with the local authority on matters such as the quality of the roads drainage and the seawall.

This work takes considerable effort but because we, the directors, are enthusiastic about this rare little housing gem, fortunately protected by the Lease, we willingly give our time in the belief that we are helping to preserve Maisemore Gardens as an attractive place to live for the whole community.

Occasionally an issue emerges that is less clear cut. Our current dilemma is that we have been unable to discourage those members who own motor homes and park them on the road or in parking bays to park them off-site. The owners appear to put their interests above those of the community. The CoM have received a number of letters from Members voicing their annoyance at the presence of the motor homes. 'Annoyance to neighbors' is a breach of the lease and legal advice has been sought on this matter. The advice suggested that we send another friendly letter to the owners, which we have done, informing them of the complaints and asking them to move their vehicles to a licensed storage facility.

As this action has failed to elicit any response we are considering approaching a solicitor, who specializes in this field, to write a letter informing the owners of the legal situation and proposing a method whereby a solution might be achieved without recourse to immediate legal action.

Pursuing legal action could cost MGL a considerable amount of money, although we would hope that this cost would ultimately be borne by the offenders. The support of a majority of Members is important to achieve a satisfactory result with minimal cost,

and to this end, we ask that any Members who are annoyed by unsociable parking, to confirm their feelings in writing to the CoM.

May we remind members that the lease is a legally binding agreement entered into by the members which obliges them to obey the covenants of the lease. The CoM is duty bound to take action if they are not conformed with. When the CoM communicates with a member over an issue concerning the contravention of the Lease a response is expected. Failure to reply will result in the written communication automatically being referred to our solicitor as an unresolved matter which could result in complications when eventually the property is marketed for sale.

DIRECTORS

Jon Keefe: Mike Boys: Martin Gebbett: Barry King-Smith: Helen Pettitt: Alan Werge
Hartley: Jim Cottis.

MAISEMORE GARDENS LIMITED Registered in England: No 714547