

Maisemore Gardens Members Update Winter 2015

It has been a little while since the last update but the Council of Management has been busy working on many of the actions arising from the AGM.

Deed of Covenant

Our solicitors have drawn up a deed of covenant as agreed at the AGM which is available for new members to sign when intending to rent out their property. They will now work on a clause based on the covenant to be included in tenancy agreements for those properties currently let when new tenants take occupancy and when current members let their property for the first time .

Gardens

Helen Pettitt and her band of volunteers continue to keep on top of the gardening tasks and the estate is looking very good at the moment. We are always looking for more volunteers to help! At present the gardening group meet on Monday mornings, weather permitting. Our gardener has cut the verge back on the green to expose the bordering kerbstones giving a very neat appearance.

Future works include adding more roses to the beds North and South of West Road.

Infrastructure

A cctv survey of the surface water drains in front of the block of houses to the West of the green identified a number of blockages, deformations of pipe and broken pipes. These have all been dealt with, and improved drainage to the stream has been achieved. Further to this, the survey has been extended to cover the blocks North and South of the green and various problems have been sorted out.

The need to deal with these identified problems promptly has necessitated expenditure on infrastructure; this has reduced the monies currently held this financial year.

A full report on the works undertaken is being produced and will be circulated to members. These surveys have highlighted the need to understand and survey the entire estates surface water drainage system and this is being built into the strategic plan for the next few years to minimise the impact on the Maisemore Gardens funds.

General

Welcome Letter - this has been completely revised and will be issued shortly to all members. Members who have rented out their properties are requested to give a copy to their tenants as it has useful information in it.

Unsociable Parking - There was an action from the AGM for the Council of Management to write to all members who had large vehicles parked around the estate. This has been completed; but so far the members concerned appear reluctant to comply with the request. We can only appeal to their better nature in the spirit of neighbourliness to review their parking arrangements. The Council of Management have decided that it would be appropriate to try to reduce the visual impact of the large vehicle in the parking bay at the northeast edge of the green, as it seems to be a permanent feature, by planting of evergreen shrubs as screening.

Terms of the lease - In the lease the term demised premises occurs, there has been confusion over what this means. After discussion with our solicitor for clarification this term means the whole property as defined on the land registry - including driveways. This therefore means that when undertaking works on any part of the demised premises Council of Management approval in writing in advance is required. One of the reasons for the need for approval is because for the greater part Maisemore Gardens is composed of terraced houses and the Council of Management needs to be assured that adjoining properties are protected.

CoM Meetings

Our meetings are held every four to six weeks. Requests from members for changes to their properties will be addressed at these meetings.

AGM

The date for the 2016 AGM is set for Thursday 21st April 2016

Late breaking news

The Pavements on the estate are to be repaired, this is currently scheduled for February 2016. More information will be made available nearer the time once dates have been confirmed.

Finally the Council of Management would like to wish all members a very Merry Christmas and a Happy New Year

J Keefe
Chair MGL Council of Management