

# MAISEMORE GARDENS LIMITED

Registered in England; No.714547

## Newsletter - May 2018

We thank all who attended the AGM and understand that many members had other commitments which prevented them from coming. The meeting was very useful to the Council of Management (CoM) and we hope that you found it valuable too. It was good to have a chat with members over a glass of wine afterwards. The draft AGM minutes will be available on our website shortly. Anyone wishing for a paper copy please let us know.

As stated at the AGM, we will be distributing the current Bylaws shortly (modified in 2017 and finalised at 2018 AGM) in paper form for members to file with their lease documents. These will also be on our website.

Thank you to those members who volunteered to help with the daunting task of examining all the counterpart leases to determine the differences, namely John and Sandy Keefe and Judith Morgan.

Your new committee now comprises; Martin Gebbett (51) Chairman, Mike Boys (64) Secretary, Barry King-Smith (30) infrastructure and dinghy park and Sarah Harrington (65) gardens. The other directors, Suzy Daniels (8), Gill Edwards (22) and David Salmon (71) are discussing the hand-over of some of the responsibilities to them. Martin continues as Treasurer for the time being.

Gardens. Sarah Harrington will investigate medium and long term plans for the future of our gardens; these will be discussed as fully as possible and posted in a future Newsletter for further discussion. Sarah will continue to involve the gardening group as a social working party to help with the never-ending tidying that is required. The meeting on the green on 8<sup>th</sup> May attracted nearly 20 keen members who wished to help with ideas and work. The gardens are for the pleasure of the members, so their ideas are essential.

Modifications to Property. Please remember that, **before** any building work or other changes to properties are undertaken, the CoM has to be informed with a request for approval. This includes replacement of doors and windows. When a property is sold the solicitor asks for confirmation from CoM that all approvals have been given on completion changes to the property. It can complicate a sale if rectification is required because of lack of approval, before the lease can be transferred. We suggest that you approach the CoM if you have any doubts whatsoever as to whether approval is required.

Drainage. We wish to remind owners of those houses whose surface water drainage is managed by Southern Water, (ie. those houses where the water is NOT drained into the stream, and where the drain passes over two property boundaries) that, should there be a problem with their drains, they should contact Southern Water directly for assistance. (Surface water includes all roof surfaces).

For those houses whose system is **not** adopted by Southern Water, maintenance of the surface water system is managed by MGL, who will discuss any problems with the owner directly.

All the estate's foul water sewage system is maintained by Southern Water, and owners should contact them directly, to address any problems.

Drainage continued. It should be noted, that it is illegal to pass surface water into the foul water sewage system where an alternative system is available. This is enforced to prevent overloading of the sewage system during periods of very heavy rainfall. When this system is overloaded, the processing plants are unable to cope, and raw sewage has to be dumped directly into the harbour. There are a number of houses on the estate where this anomaly applies, and Owners are reminded of their social responsibility to address this situation.

Communications. We hope that our email system is now working properly, but as a double check, we have distributed this Newsletter by hand and email. If you didn't get an email copy PLEASE let us know otherwise we will assume that you received it. Note that some members email have gone into their Spam box – please check.

### GDPR - General Data Protection Regulations 2018

As many of you know, data protection laws are changing before the end of this month. This means that we have to inform you of how we hold your data and what we do with it.

MGL will continue to hold your name, address, telephone number and email address solely for the purpose of conducting our legitimate business and keeping you informed of company matters and no other purpose. This is considered our legitimate interest. We will hold the data until you cease to be a member. We will not pass this information to any other person or organisation.

If you do not want us to keep your email address or telephone number for company business please let us know straight away.

The Friends of Maisemore Gardens would like us to remind you that the Good Neighbours Lunch is on Sunday 17<sup>th</sup> June with tickets on sale from 26<sup>th</sup> May. It's always a great event and is usually oversubscribed, so get your tickets early.