

Maintenance Update March 2021 – CARA Council

Lighting

As mentioned in previous communications the lighting is showing signs of failure due to age and old systems. The street lights are now working but still failing occasionally. Our expectation that further work to improve safety and update the systems to prevent future failure and enable quick and simple resolution of problems has proven to be true. Initially the contractor corrected and repaired faults and failures. He has since returned to improve the system and will need to carry out further work. To date the cost is £1752.

Tree removal

In the last communication we mentioned that our tree report indicated a number of trees and shrubs requiring removal or significant pruning. The Monterey Pine alongside the Avenue has been removed at a cost in the region of £4800 (other quotations were £7665 and £5874). You will have seen our gardeners, Maple Waters pruning and removing smaller trees and shrubs. The work continues with them removing two large pine trees alongside Forest Road. All work has been recommended by Tree Call our advisors and the BCP Tree Protection Officer. Our Gardening Club will work to ensure adequate replacement of shrubs and trees in accordance with the 5 Year Garden Plan the details of which were drawn up in the six months prior to its unanimous approval at the 2019 AGM.

Individual Property Maintenance

The last Management Inspection of the 24th of November last year outlined items for improvement on your property. Items scoring C need attention. The purpose of these inspections is to provide you with an independent assessment of your properties condition, identifying any obvious breaches of the covenants, rules and regulations that all owners have agreed to abide by, for the benefit of all. As we move into spring please take the opportunity of the better weather (and dare we say lockdown) to clean the patio, unblock the gutters and repair fencing etc. The next inspection will be in May.

Service Charge

There will be a modest increase in the quarterly service charge this year. As per 2020 AGM based on our current estimates the increase will be £5 per quarter / £20 per annum, making the new charge £365 for Quarter 1 2021 (payable on 31 March 2021).

Maintenance Volunteers

Apart from our Council and the Gardening Club we have a number of residents who freely volunteer their skill, expertise and time to the estate saving us considerable costs. You will see some of us checking and fixing lighting (including drawing up work specifications for tender), fence trellis and post repair, watering newly planted areas and fixing and painting iron fencing. If you have appropriate skills to offer please contact a member of the CARA Council.

Yours sincerely, Chris Lamb for CARA Council