

Newsletter No. 39 – November 2013
Cerne Abbas Residents' Association (CARA Ltd.)

1. CARA Council Members - 2013/2014

The current CARA Council members as elected or re-elected at the AGM in July 2013, or subsequently volunteered and appointed as co-opted members, are listed below. Should you have any issues of concern, please feel free to direct them to any of those listed.

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|--------------|-----------------|--------|
| John Barnes | Chairman | No. 45 |
| Alan Baldwin | Treasurer | No. 3 |
| Steve Easton | Member | No. 52 |
| John Vivian | Member | No. 1 |
| John Wardle | Member | No. 2 |
| Ray Wylde | Co-opted member | No. 21 |
| Chris Lamb | Co-opted member | No. 11 |

The CARA Council has met four times during 2013 – on 9th March, 11th May, 20th July, and 5th October. The next meeting is scheduled for 30th November.

2. 2013 AGM

The 2013 Annual General Meeting of CARA Limited was held on 27th July at the Church Hall of All Saints in Western Road – a changed venue from the Riviera Hotel at Alum Chine used for previous meetings. The new venue is less costly, more convenient and offers better facilities for our meetings. The “Drinks in the Park” event, which was planned to be held in the Phase 1 gardens following the AGM, was re-located to the Church Hall because of forecasts of heavy rain – although the rain held off. We thank all those volunteers who helped to make the arrangements for the AGM and the relocated Drinks in the Park so successful.

The AGM was attended by 44 CARA shareholders with apologies received from a further 22 shareholders (numbers include joint shareholders). The Agenda - with supporting papers - and Minutes of the meeting were distributed to all shareholders. They are also posted on the CARA website in the protected pages accessible by using your CARA-registered email address and the CARA website password.

3. Property Benchmark Surveys

The first external condition survey for the Phase 2 properties (the “benchmark survey”), as provided for in the Shareholder Agreement agreed at the 2012 AGM, was undertaken by our managing agents Nettleship Sawyer in June 2013. Nettleship Sawyer subsequently distributed copies of the report to all Phase 2 owners. Each owner has received a general report covering all Phase 2 properties plus a specific report unique to their own property and delivered only to them.

The Phase 2 benchmark survey was similar in purpose and scope to the Phase 1 benchmark survey conducted in November/December 2012, and subsequently reported to all Phase 1 owners.

4. Tree Safety Surveys

TreeCall Consulting’s tree safety survey of 6th March 2013 identified some trees along The Avenue frontage as requiring further monitoring. Internal tomographic inspection of one tree was undertaken in June and the other trees were re-inspected visually in October. Inspection of trees in the Phase 1 and Phase 2 internal gardens - not included in TreeCall Consulting’s March inspection - was undertaken in July 2013.

The severe storm of late October resulted in toppling of one small tree in the Phase 1 gardens, and considerable debris from small branches, twigs and leaves elsewhere on Cerne Abbas. Our gardening contractors cut up and removed the felled tree – using handsaws as all their power saws were stolen from the company's storage immediately after the storm passed!

All tree reports are posted on the CARA website www.carawebsite.co.uk when received.

5. Gardens Maintenance

The gardening contractors will shortly be completing the clearing the mass of fallen branches, trees and debris along the outer garden area adjacent to Forest Road and will be progressing similar clearance work along our southern boundary garden area fronting Tower Road. The work is as planned for the autumn/winter period when the gardeners are usually less busy with regular garden maintenance.

6. Safety and Security

The 2013 AGM discussed whether measures to improve Cerne Abbas security were required, feasible and affordable – including a proposal to further investigate the fitting of electric gates to the main entrance. The meeting voted, by a substantial majority, that further investigation was not required.

CARA is a member of the local Neighborhood Watch scheme through our membership of the Branksome Park and Canford Cliffs Residents Association. Ray Wylde (No. 21) is CARA's contact with the Neighborhood Watch scheme; Ray is also now a co-opted member of CARA Council.

9. Car Parking and Speeding

Finally, the usual reminder that CARA covenants, rules and regulations operate through the goodwill and participation of everyone – owners and tenants – resident in Cerne Abbas. Speeding and Inconsiderate parking impacts everyone and can cause not only inconvenience, but also real danger to residents and visitors – especially children. We therefore ask for your cooperation in applying these simple rules:

- Residents' cars should be parked in garages or on driveways. The other short term parking areas around the site are for the use of visitors.
- The maximum speed limit (not a speed target) around the site is 10 mph – or slower when limited visibility or the presence of cyclists and children applies.

Owners who are renting out their properties are asked to ensure that their tenants are fully aware of these, and other, covenant issues.

John Barnes
Chairman, CARA Ltd.