

**Newsletter No. 42 – May 2015**  
**Cerne Abbas Residents' Association (CARA Ltd.)**

**1. CARA Council Members - 2014/2015**

The current CARA Council members as elected or re-elected at the AGM in July 2014 are listed below. Should you have any issues of concern, please feel free to direct them to any of those listed:

John Barnes	Chairman	No. 45
Alan Baldwin	Treasurer	No. 3
Steve Easton	Member	No. 29
John Vivian	Member	No. 1
John Wardle	Member	No. 2
Ray Wylde	Member	No. 21
Chris Lamb	Member	No. 11

CARA Council has met twice since issue of the previous newsletter – meeting on 31<sup>st</sup> January and 28<sup>th</sup> March. The next meeting is scheduled for 23<sup>rd</sup> May.

**2. 2015 CARA Annual General Meeting**

CARA's 2015 AGM will be held on Saturday 18<sup>th</sup> July at the Church Hall of All Saints Church, Western Road, Branksome Park, Poole. Coffee and tea will be served from 10:00 a.m. and the AGM will start at 10:30 a.m. with a planned completion by 12:00 a.m. All owners are invited to attend the AGM.

CARA's annual "Drinks in the Park" event will be held in the Phase 1 gardens after conclusion of the AGM, weather permitting. All Cerne Abbas residents – whether owners or tenants – are cordially invited to "Drinks in the Park"; it provides a unique opportunity to meet others in our community.

**3. Tree Safety Survey**

The 2015 tree safety survey was undertaken by Treecall Consulting Ltd on 13<sup>th</sup> January. Such surveys are normally conducted every two years, with interim inspections on specific tree hazards if recommended by the surveyor. The surveyor recommended that a PICUS examination (like a sonic version of a CT or MRI scan) be made on one particular tree of concern (T46) and this was undertaken on 5<sup>th</sup> March, comprising two cross-sectional scans. The scans revealed no underlying decay. Results of the 2015 tree safety survey - and of several previous surveys - are posted on the relevant pages of our CARA website at [carawebsite.co.uk](http://carawebsite.co.uk) together with a tree location map.

The tree surveyor met with your chairman and with our contracted tree surgeon (see "Boundary Clearance" below) on 13<sup>th</sup> January, on the day of the tree safety survey. At this meeting it was agreed that the surveyor would submit a request to Poole Council for the trimming or removal of dying or unsafe protected (or possibly protected) trees, and for the trimming of other trees as needed for boundary clearance or to comply with Poole Council requirements for clearance over public footpaths and around lamp standards. Poole Council agreement to all the requested items together with stipulated other actions to be taken by CARA was received on 31st March.

#### **4. Boundary Clearance**

The boundary clearance work described in the previous newsletter was undertaken on 6<sup>th</sup> & 7<sup>th</sup> January by Daniel Moule Tree Care. However the clearance work had to exclude protected (or possibly protected) trees, pending the tree safety survey (see above) and the results of any subsequent request to Poole Council. This resulted in approximately 85% of the previously agreed scope of work being completed, and the contractor has been paid accordingly.

The subsequent tree safety survey had identified additional tree work required and the details were agreed at a meeting of the surveyor, tree surgeon and your chairman on 5<sup>th</sup> May. Daniel Moule Tree Care is submitting a quotation for this additional work, which will be undertaken at the same time as the remainder of the previously- agreed scope of work.

#### **4. Boundary Fence Repairs**

The boundary fence repairs along Forest Road identified in the previous newsletter were undertaken by Ringwood Property Maintenance in late January. Subsequently the high winds of 6<sup>th</sup> May damaged two further adjacent fence posts and the associated top panels along Tower Road West. Post replacement and panel replacement/repair was completed on 8<sup>th</sup> May by the same contractor.

#### **5. Gardening Club**

A "Phase 1 Gardening Club" has been established, headed up by Darren Pask (RHS certified) at No. 18. The club meets once a month for a few hours and works on the Phase 1 gardens, the Phase 1 entrance gardens, Main Entrance gardens, The Avenue frontage gardens and Tower Road frontage gardens westward up to The Mall. The aim of the club is to maintain and rejuvenate or improve these areas.

Club members will be shown how to maintain the plants and shrubs and how to propagate plants either by cuttings or by lifting and dividing plants - which will give us more plants for free to fill gaps and tired borders. Please contact Darren if you are interested in participating – this includes all residents who are interested in gardening and not just Phase 1 residents..

The Gardening Contractors will still be required to mow the grass, edge the borders and remove leaves etc. as they currently do for the whole of Cerne Abbas. They will continue to maintain all other gardens except within the areas looked after by the gardening club. The extra time this gives the contractors will enable them to concentrate on maintaining these other areas.

Achievements to date include:

- 46 Portuguese Laurel plants have been planted along The Avenue frontage to fill in gaps and increase eventual screening from The Avenue. Much work has been done on clearing and replanting the garden beds within the Phase 1 enclosed gardens.
- CARA has purchased three large compost bins and set them up in the woods to the right of the side gate. The compost bins enable us to economically compost most of our garden prunings instead of having it all removed from site. The compost bins are run as "hot heaps" which means that the compost rots down much faster than "cold heaps". The compost produced will allow us to further improve the fertility of the borders.
- CARA has also purchased a new petrol shredder so that prunings from the gardens can be shredded and added to the compost bins. Shredding the plant material ensures that the waste will rot down much faster. Residents can add waste to the compost bins, but must follow the rules on what can be composted. If in doubt do not add the item to the compost bins.

If you have any questions on what to compost, please contact Darren Pask at [Darrenpask1@sky.com](mailto:Darrenpask1@sky.com)

### **Composting Rules:**

Items to compost are:

- Fruit and Vegetables peelings
- Rotten Fruit and Vegetables - please chop up before adding
- Coffee grounds
- Tea bags/tea leaves - tea bags must be split open
- Egg shells - broken up
- Dead flowers - cut up
- Old bedding plants - cut up
- Old compost from pots and containers – but please break up and spread out when adding to the heap
- Shrub Prunings - must be cut up small or, if too big, may be placed in a neat pile next to the compost bins so they can be shredded and then added to the compost.

Items not to be added:

- Under no circumstances should the following be added to the compost bins, as they will either not rot down fast enough or may attract vermin:
- Any cooked food such as fruit, vegetables, meat, bones etc.
- Any bread/baked items or dairy products
- Cardboard
- Shredded paper
- Perennial weeds e.g. dandelion
- Root balls from plants or shrubs etc.

### **6. Gardening Contract**

The existing gardening maintenance contract with Landscape was extended by two months to 31<sup>st</sup> May 2015 to allow us to assess the impact on our newly formed gardening club on the scope of work of the contractor. We have received quotations from the existing contractor and also from two other potential contractors, all of whom have visited Cerne Abbas and been briefed on our revised requirements. As before, we require an average of 13 man-hours to be spent on site each week. This averaging allows for the variation in workload over the seasons and provides us with better value of the gardening service.

### **7. Parking Areas**

Some of our parking areas have uneven surfaces where underlying roots of protected trees have raised concrete blocks relative to neighboring blocks, creating a possible trip hazard. CARA Council are considering acceptable solutions – including removing significant areas of blocks to allow hardcore to be added to create a smoothly curved underlying surface for the blocks to be replaced onto. This would retain the porosity and general appearance of the affected areas and allow for some further growth of the tree roots.

### **8. Managing Agents' Survey**

Nettleship Sawyer undertook their regular property management inspection (external) on 28<sup>th</sup> April, producing some minor observations. Some owners may be contacted by Nettleship Sawyer to recommend cleaning of their steps and guttering, etc.

## **9. Private Property Maintenance**

Private property maintenance is the responsibility of owners. Some owners work cooperatively to undertake repair and maintenance on their properties – sometimes at roof level or in other situations where injury could occur if suitable precautions are not taken. CARA accepts no responsibility for owners engaging in such work on their own or others' properties.

## **10. Safety and Security**

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 a member of CARA Council.

## **11. Car Parking and Speeding**

Finally, the usual reminder that CARA covenants, rules and regulations operate through the goodwill and participation of everyone 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. This also applies to all visitors!

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.