

Newsletter No. 43 – November 2015 **Cerne Abbas Residents' Association (CARA Ltd.)**

1. CARA Council Members - 2015/2016

The current CARA Council members as elected or re-elected at the AGM in July 2015 are listed below. Should you have any issues of concern, please feel free to contact any of those listed:

| | | |
|--------------------------|-----------|--------|
| John Barnes | Chairman | No. 45 |
| Alan Baldwin | Treasurer | No. 3 |
| Elizabeth (Betty) Porter | Member | No. 41 |
| 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 five times since issue of the previous newsletter – meeting on 23rd May, 27th June, 13th July, 5th September and 14th November. The next meeting is scheduled for late-January 2016.

2. 2015 CARA Annual General Meeting

CARA's 2015 AGM was held on Saturday 18th July at the Church Hall of All Saints Church, Western Road, Branksome Park, Poole. There were 38 attendees in addition to our CARA Secretary (Agnes Sawyer of our managing agents Nettleship Sawyer); apologies were received from a further 35 owners and joint owners. The Agenda and Minutes of the AGM are posted on the AGM pages (password-protected) of our CARA website.

CARA's annual "Drinks in the Park" event was held in Cerne Abbas on conclusion of the AGM. This thoroughly enjoyable event - blessed by favourable weather - enabled attendees to meet others in the recently transformed surroundings of the Phase 1 internal gardens.

3. Boundary Clearance

Additional boundary clearance was undertaken by Daniel Moule Tree Care in mid-June. This work arose from the previous tree safety survey and from subsequent Poole Council approvals for removing or reducing protected trees - as described in the previous newsletter. The cleared boundaries comply with Poole Council restrictions on tree branches overhanging paths, roadways and the electrical substation. Importantly for CARA, the clearance prevents further tree-caused damage to our boundary fence panels. Maintenance of the cleared space inside our boundary fence line is now much more easily achievable – probably just an annual operation by our gardening contractors.

4. Gardening Contract

The previous gardening maintenance contract with Landscape was terminated on 31st May 2015 following a 12-month contract award to the successful bidder, Maple Waters (Mr. John Smith). 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. Additional work outside the scope of the contract is subject to CARA Council approval on the basis of quotations submitted by the contractor. To date, additional approved work undertaken by Maple Waters has included:

- Spraying all lawn areas with selective herbicide and amenity fertilizer on a quarterly basis for the first year only (and thereafter at three times per year).
- Spraying the Phase 2 internal lawns with a bacterial moss-digesting product.
- Replacing condemned tree T39 with a Scots Pine as specified by Poole Council.
- Supplying and planting 20 shrubs (PittisporumTandara Gold and Tennefolium) for screening inside the Forest Road boundary fence line.
- Removing and grinding out the root of the dying Prunus Trailblazer in the Phase 1 internal garden.

The garden maintenance and improvement work undertaken by Maple Waters includes the cutting back of overgrown vegetation along the Tower Road West boundary. This will allow regeneration and controlled growth to provide, eventually, an attractive and smoothly contoured hedging profile – similar to that which already exists along the western end of this boundary.

5. Gardening Club

The “Phase 1 Gardening Club”, headed up by Darren Pask has met several times over the summer and autumn, and its meetings are now in temporary remission over the winter. However members – and other residents – have continued work to enhance the appearance of our gardens. This includes replanting of the garden adjacent to the entrance and cutting-back and new plantings in the previously overgrown garden area opposite No. 54. We are grateful to those whose continuing efforts are making such an improvement in the appearance of our community.

The composting bins along the Tower Road West boundary adjacent to the side gate path provide a useful and economical source of fertilizer for our gardens. However this requires that the composting rules set out below are observed by all who use this facility. Our composting bins are **not** a refuse facility for residents!

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 or shredded paper
- Perennial weeds e.g. dandelion
- Root balls from plants or shrubs etc.

7. Parking Areas

As reported in the previous newsletter, 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 have considered 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. However the quotation received from a contractor for undertaking this work – amounting to some 35 sq.metres of resurfacing – was considered to be excessive and further quotations are being sought.

8. 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.

9. 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 (BPCCRA). Ray Wylde (No. 21) is CARA's contact with the Neighborhood Watch scheme; Ray is also a member of CARA Council.

The Dorset Police Newsletter is received and distributed by Ray Wylde as our CARA member of the BPCCRA, using his discretion as to which of the very frequent newsletters may be of interest to our residents. To avoid filling your email in-boxes with unwanted messages, please advise Ray (tenthgo@gmail.com) if you prefer to opt out of receiving these messages.

10. 2016 Painting Contract

Bids will be sought for the 4-yearly Cerne Abbas painting contract, expected to be undertaken in about six months time. Further details will be issued to owners and other residents prior to the expected start of work.

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.