

**Newsletter No. 45 – November 2016**  
**Cerne Abbas Residents' Association (CARA Ltd.)**

**1. CARA Council Members - 2016/2017**

The current CARA Council members as re-elected at the AGM in July 2016 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 twice - on 2nd July and 17<sup>th</sup> September - since issue of the previous newsletter. The next meeting is scheduled for 10<sup>th</sup> December 2016.

**2. 2016 CARA Annual General Meeting**

CARA's 2016 AGM was held on Saturday 9<sup>th</sup> July at the Church Hall of All Saints Church, Western Road, Branksome Park, Poole.

There were 42 attendees in addition to our CARA Secretary (Agnes Sawyer of our managing agents Nettleship Sawyer); apologies were received from a further 33 owners and joint owners. The Agenda and Minutes of the AGM are posted on the AGM pages (password-protected) of our CARA website.

Two of the major items for discussion were the redecoration contract - and its impact on the quarterly charge - and the issue of children playing in the communal gardens. Updates on these items are reported separately below.

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

**3. Redecoration Contract**

Nettleship Sawyer's requirements for compliance with recent interpretations of Health & Safety legislation (banning the use of ladders for first floor levels and above) had resulted in the two lowest bidders being asked to resubmit their previous bids. The resubmitted bids were much higher than their original bids, while still being lower than the third original bid. After discussion, it was agreed by the AGM that implementation should be deferred to 2017 and that CARA Council would "...explore all possibilities from a practical and financial perspective and to report back to owners in due course."

We subsequently tasked Nettleship Sawyer with contacting the two preferred bidders to request proposals to reduce costs and to discuss the options available to us. Alan Baldwin and I then met with Nettleship Sawyer's Philip Sealey and one of the contractors on 17<sup>th</sup> October and with the other contractor on 1<sup>st</sup> November for detailed discussion of the options available to CARA. Following these meetings the contractors were requested to submit their bids for the revised scope of work as discussed at the meetings and defined by Nettleship Sawyer. We await the resubmitted bids.

Postponing the redecoration to 2017 would prolong the period before repainting reserved area items such as the gatehouse paintwork and lamp standards and arches – which were now showing mildew and grime. A contractor cleaned these items in October.

#### **4. Quarterly Maintenance Charge**

As reported at the AGM, it is necessary to increase the quarterly maintenance charge to £300 from 1<sup>st</sup> July 2016 (payable quarterly in arrears on 1<sup>st</sup> October 2016) and then to £320 from 1<sup>st</sup> January 2017 (payable quarterly in arrears on 1<sup>st</sup> March 2017). This restores the charge to the previous levels from January 2010 (£300) and October 2013 (£320) prior to the temporary reduction (to £280) to reduce excessive levels of financial reserve which had been accrued. Nettleship Sawyer subsequently advised all owners of the schedule of the new charges.

#### **5. Use of the Gardens by Children**

There was considerable discussion at the AGM on the use of the reserved area gardens – particularly the enclosed gardens – by children, with a variety of views expressed. It was agreed that CARA Council would “..send a letter to all occupiers (not just parents of young children) reminding them of the need to be respectful of their neighbours and of the gardens, in accordance with the covenants.”

Following the AGM, CARA Council discussed and agreed the content of the letter, which is appended to this newsletter. The Covenants Guide issued on 11 May 2014 has been amended slightly to extend the “**Cerne Abbas Covenants**” requirement to not “..cause nuisance, annoyance, inconvenience or damage” by actions on your premises, to also cover activities in the communal areas as listed under the “**CARA Rules and Regulations**”. The amended Covenants Guide is appended to this newsletter and the CARA Website page “**The Covenants**” has been amended accordingly with the updated version of the Covenants Guide.

#### **6. Mike Hogg**

It is my sad duty to report the sudden passing, on the night of Friday 18<sup>th</sup> November, of Mike Hogg at No. 34. Mike and Sue have been long-time residents – since 1999 - of Cerne Abbas; Mike served as a CARA Council member for some years until his retirement in 2004. We extend our condolences to Sue and the family. The funeral will be held on Monday 12<sup>th</sup> December at 12:00 noon at the East Chapel, Bournemouth Crematorium, North Cemetery, Strouden Avenue, Bournemouth BH8 9HX.

## 7. 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](mailto:tenthgo@gmail.com)) if you prefer to opt out of receiving these messages.

## 8. Gardening Club

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!

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:

- 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.

## 9. 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 in these dark months of winter. 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. Similarly, owners having work done by contractors should inform them of our speed limits and the requirement to park considerately.

John Barnes

Chairman, CARA Ltd.