

**Newsletter No. 46 – May 2017 (Updated)**  
**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
Steve Easton	Member	No. 29
Chris Lamb	Member	No. 11
Elizabeth (Betty) Porter	Member	No. 41
John Vivian	Member	No. 1
John Wardle	Member	No. 2
Ray Wylde	Member	No. 21

CARA Council has met three times - on 10th December 2016, 17th January and 22<sup>nd</sup> April 2017 - since issue of the previous newsletter. The next meeting, scheduled for 24<sup>th</sup> June, will be the first to be chaired by Chris Lamb, following retirement of John Barnes as chairman on completion of the maximum five years chairmanship allowed by CARA rules. Chris kindly agreed to become our next chairman (the CARA Chairman is elected by CARA Council directors) and will be supported by the retiring chairman and the other members of the council as he takes over this responsibility.

At our April meeting, CARA Council agreed to seek additional members to provide wider representation from our community. Some owners have already been approached and we invite expressions of interest from any other owners who would like to help successfully manage our community for the benefit of all owners. Please contact Chris Lamb or any of our other CARA Council members if you are interested. Although being a permanent or mostly-permanent resident council member is useful - for obvious reasons – much of your Council's work is conducted by emailing documents and comments and by telephone conversations, none of which require physical presence at Cerne Abbas.

**2. 2017 CARA Annual General Meeting – Change of Date**

The previously advised date of 8<sup>th</sup> July is now not possible because of double booking (by the parish office) with All Saints Church's annual fete. **CARA's 2017 AGM will now be held on Saturday 29<sup>th</sup> July at the Church Hall of All Saints Church, Western Road, Branksome Park, Poole.** The hall will be open for tea/coffee and refreshments from 09:30am with the AGM scheduled to start at 10:00am. We need to vacate the hall, after clearing up, by 12:30.

Our annual "Drinks in the Park" event will be held in the Cerne Abbas Phase 1 gardens soon after conclusion of the AGM – weather permitting. Drinks and refreshments will be provided, as previously, and this is a great opportunity to meet up with other residents in the delightful surroundings of the gardens.

### **3. Redecoration Contract**

As advised in the previous newsletter, the two preferred bidders were requested to submit their bids for a revised scope of work to reduce costs, as discussed at meetings with the bidders and defined by Nettleship Sawyer. Subsequently, and on receipt of the revised bids and clarification of certain details, Nettleship Sawyer recommended acceptance of the revised bid submitted by JR Murphy & Company Ltd; this was substantially lower than the competing bid. With the agreement of CARA Council, Nettleship Sawyer instructed JR Murphy in March to go ahead with the project.

JR Murphy has successfully undertaken previous redecorations of Cerne Abbas and is well acquainted with the technical and organizational issues in the redecoration of Cerne Abbas. Nettleship Sawyer's Philip Sealey – who has undertaken the tendering and bid evaluation process – will project-manage the work on behalf of CARA Council. The redecoration is planned to start in July (weather permitting) and extend through September 2017 (possibly later). Certain aspects – such as the redecoration of personal outside doors and garage doors – will require owners (and tenants) to arrange for these to be opened and remain open to allow the paint to dry before closure. As for previous redecorations, it is intended to have volunteer “block coordinators” to assist the process. Further information will be promulgated before the start of redecoration.

During the site inspections with bidders, it was evident that some properties will need to make repairs if the redecoration is to be successful. Nettleship Sawyer's Agnes Sawyer has notified all CARA owners detailing the types of problems observed on some properties and recommending that owners arrange inspection – and repair where necessary – of rendering and joinery prior to the start of redecoration in July 2017.

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

As advised in the previous newsletter and as advised to all owners by Nettleship Sawyer, the quarterly maintenance charge was increased to £320 from 1<sup>st</sup> January 2017 (payable quarterly in arrears on 1<sup>st</sup> March 2017). Following the successful negotiation of the redecoration contract, CARA Council is assessing the schedule of quarterly maintenance charges required for the remainder of 2017. The final determination will be presented at the 2017 AGM.

### **5. Management Survey**

Nettleship Sawyer conducted their periodic management survey of Cerne Abbas in February 2017 and noted a number of observations, mostly minor, common to most or many of our properties. These common but minor observations included:

- Stained steps, copings and pillars
- Efflorescence on pillars and walls
- Patio slabs discoloured or dirty
- Discolouration to patio fencing

The above are typical of the seasonal effects experienced on our properties and are also typically removed by our usual spring/summer cleaning work. Owners are encouraged to undertake this work as required and appropriate.

A few other observations related to:

- Cracked or broken tiled steps
- Cracks in step side walls

- Drain covers

These are obviously repair items needing to be addressed in due course by owners - see also section 3 above relating to needed repairs prior to the start of the redecoration contract work.

Nettleship Sawyer plan to undertake another management survey of Cerne Abbas in June.

## 6. Safety and Security

A parking permit and a small amount of money was taken from a car inadvertently left unlocked in Cerne Abbas during the night of 20<sup>th</sup>-21<sup>st</sup> March. Some other items were also taken but discarded near the side gate - presumably where the lighting there enabled the thief to see that they had no value.

Our lockable side gate has been left open at times and this was probably the case on that occasion. The lock on the side gate was fitted specifically to reduce the number of unauthorised persons roaming around Cerne Abbas, and it has been successful in achieving this. However it is evident that some residents fail to secure the gate each time they use it - which negates its purpose. Please ensure that the gate is secured each time you or your visitors use it. A notice has been fitted to the inside of the side gate to help remind our users to securely shut the gate.

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.

## 7. Gardening Club

Over 100 perennials and shrubs have been planted in the enclosed Phase 1 gardens and The Avenue frontage over the last 6 months, at no cost to CARA. A new border has been created outside properties 1-3 & 57-59 where the crab apples were removed due to canker. CARA paid for the crab apple trees to be removed, but not for any of the plants used to create the new boarder. We are grateful to the gardening club, ably led by Darren Pask, for their work and financial contributions enabling the development and beautification of these important gardens.

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. The compost produced has been used, most recently, to top-dress the hedging running down to the back gate and other shrubs on the Ave frontage. Successful composting requires that the 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.

## **8. Car Parking and Speeding**

Again, 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. 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. With the coming of the summer holiday period it is likely that there will be an increased number of visitors' cars and it will be even more important to ensure that there is parking available.
- 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.

## **9. Finally...**

This will be my last CARA newsletter on behalf of CARA Council after five years as your chairman. I hope that the newsletters have been informative and useful – and not too boring! And I wish my successor Chris Lamb every success, with your essential support, in helping to keep Cerne Abbas the delightful community we have the good fortune to enjoy.

John Barnes

Chairman, CARA Ltd.