

**Newsletter No. 51 – Nov 2019**  
**Cerne Abbas Residents' Association (CARA Ltd.)**

Welcome to the six-monthly CARA News Letter.

**1. CARA Council Members - 2019**

The current elected CARA Council members are listed below. You may contact them with any issues of concern:

Chris Lamb	Chairman	No 11
Amanda Leeding	Member	No 54
David Kendrick	Member	No 17
Elizabeth (Betty) Porter	Member	No. 41
Ian White	Dep. Chair	No 59
Jacqui Higgins	Member	No 7
John Vivian	Dep. Chair	No. 1
John Wardle	Member	No. 2

Chairmanship according to availability has been shared between Chris Lamb, Ian White and John Vivian. CARA Council meet two monthly, next on the 11th January 2020.

**2. Maintenance**

A plan of the road repairs has been developed and a provisional estimate of repairs made. We are continuing to build a fund in the budget ready for when repairs are necessary. We will consider going out to tender next spring. The moss and algae on the entrance turning circle has been sprayed and killed. The damaged lighting arch on the Mall has been repaired as part of our group Insurance. The cladding of the soffit and fascia on Phase 2 (as well as four of the five detached houses) is complete; this should significantly reduce the cost of the next external redecoration programme. As expected and reassuringly the testing of the soffits for asbestos was negative.

**3. General Information**

A letter was sent out in August regarding pedestrians and taking care as our vehicles exit the premises via the main entrance. Please be reminded that whilst Cerne Abbas residents have access over this public pavement, one should check for pedestrians.

Please remember to lock your car when it is left outside (not just in Cerne Abbas but anywhere in our neighbourhood). We have occasions when unlocked cars have items stolen. You can find reference to this in the communications from Ray Wylde (see 6 below).

Please ask your contractors to follow our speed limits and park properly. Their vehicles should be in a visitor's parking bay or the turning circle, not on the road side. The speed limit is 10 mph. As we come up to Christmas it is important to remember that the visitor parking bays remain clear for visitors. Residents can only use visitor bays if they have given their drive way over to a visitor or a contractor.

Ensure you and your children are considerate of others and the flower beds when enjoying the estate and playing in the gardens.

If you believe that you are being inconvenienced by the actions of another owner or tenant you should first raise the issue with the person concerned. Most issues are resolved by

reasonable discussion and goodwill. If *repeated attempts to resolve* the issue fail you can inform any member of your CARA committee, with the *relevant details and dates*, so further action can be considered and taken where necessary.

#### **4. The gardens.**

The volunteer residents of the gardening club meet the second Sunday of each month at 2pm in Phase 1 gardens. Please join them if you wish to volunteer your labour and ideas and if you want to contribute cash for plants. Make contact with Daren Pask the club leader, No 18.

The composting bins are along the Tower Road West boundary near the gate. Anything added to the bins must be broken apart into small pieces. We add the contents of the bins as a top dressing to the gardens. So think before adding to the bin, the waste has to rot down, please, no root balls or whole tea bags etc.

#### **5. Management Agent's Inspections (six monthly)**

These inspections are carried out in the spring and autumn. They follow the covenants, rules and regulations governing the estate, looking at the general condition of property and the work carried out by contractors. Findings reported on a scale of 1 to 10 with 7 and above requiring action by either CARA Council or individual house owners.

These six-monthly estate management inspections give you an indication as to what to look out for and help CARA Council focus on aspects of Common Property needing attention. The most recent review will be reported this month.

It is acceptable to have hanging baskets by front doors and pot plants on the front steps as well as shrubs and bushes growing up patio fencing. House numbers should be easily seen and numbers and door furniture should be the same or similar to the original. Patios extend to the drop down to the common grassed areas and pots, planters and other garden items (including Buddhas and birdbaths) on the ledge outside fences or on the patio steps are all acceptable.

#### **6. Safety and Security**

CARA is a member of the local Neighborhood Watch scheme, Ray Wylde (No. 21) is CARA's contact with the scheme. The Dorset Police Newsletter is received and distributed by email by Ray who uses his discretion as to which of the frequent newsletters may be of interest to our residents.

#### **7. The Final Word...**

As noted at the last AGM we should all continue to strive for a Cerne Abbas which is vibrant, prestigious, and an inclusive place to live; with attractive public spaces across the estate, open spaces suitable for all, and desirable well maintained buildings equal in value to others in the area. Our aim is to ensure that houses and the estate infrastructure are maintained to preserve functionality as well as aesthetics.

CARA Council