

Newsletter No. 53 – November 2020
Cerne Abbas Residents' Association (CARA Ltd.)

Welcome to the six-monthly CARA News Letter.

1. CARA Council Members - 2020

Following the 2020 AGM the current elected CARA Council members are listed below. You may contact them with any issues of concern:

Chris Lamb	Chairman	No 11
David Kendrick	Member	No 17
Jacqui Higgins	Member	No 7
John Vivian	Dep. Chair	No. 1
John Wardle	Member	No. 2
Ian Melhuish	Co-opted	No 35

Chairmanship according to availability has been shared between Chris Lamb and John Vivian. CARA Council consult/meet two monthly; next on the 14th November 2020.

2. Maintenance

Trellises, posts and fence gravel boards on the perimeter fence along Tower Road West have been repaired or replaced this autumn at a cost of £2184. A depression in the block paving at the main entrance and an uneven surface in the path alongside this entrance have been adjusted.

3. General Information

The AGM took place on the 10th of October. The minutes are to be found at Appendix 1.

Remember to check for pedestrians as your vehicle exits the premises at the entrance.

Please continue to ensure that visitor parking bays remain clear for visitors. Residents can only use the entrance turning circle, not the visitor bays unless they have given their drive way over to a visitor or a contractor.

Please ask your contractors to follow our speed limits and park properly. Their vehicles should be in a resident's drive, visitor's parking bay or the turning circle, not on the access road or pavement.

Please follow the recommendation regarding nuisance:

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. Ensure you and your children are considerate of others and the gardens when enjoying the estate. Dogs are not allowed in the quadrangles and should be on a lead in other areas, please collect dog waste and place in your black bin.

Some CARA Council members have been approached about the hanging of washing on chairs on balconies. Whilst this is allowed we ask you to please be aware of the effect on your neighbours and not hang washing out of windows or over the balcony rail. No problem with our current weather but please be considerate of others on the good drying days.

4. The gardens.

The triannual Tree Survey was carried out in August, the report is available on the CARA website. The Treecall report makes work recommendations on all trees in the common areas to reduce risks to people and property. Four protected trees require felling to ground level over the coming year, one

required urgent felling as it was dead and this work has been carried out by our gardeners in September. The remaining recommendations have been referred to the Tree Protection Officer of BCP Council for approval.

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, **no root balls or whole tea bags please.**

The volunteer residents of the gardening club meet the second Sunday of each month at 2pm in Phase 1 gardens. Please join them to volunteer your labour, ideas and contribute cash for plants. We are sad to see Daren Pask the club leader, No 18, will be leaving us once the house sale is completed. Can we have volunteers for a new leader please!

5. Management Agent's Inspections (six monthly), next November 2020

Once the weather permits our Management Agent will carry out the autumn inspection. Please check that the spring recommendations for your property have been carried out in advance of the coming review. The inspections give you an indication as to what to look out for as well as helping CARA Council focus on aspects of Common Property needing attention.

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.

Please remember to lock your car when it is left outside (not just in Cerne Abbas but anywhere in our neighbourhood). We still have occasions when unlocked cars have items stolen, this petty theft it is an ongoing risk. Similarly items on your patio may go missing. Previously Ray mentioned that he chains his garden furniture together, other people have installed sensor lighting or cameras.

7. The Final Word...

As noted at last year's 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

Appendix 1

Cerne Abbas Residents Association Limited
Minutes of Annual General Meeting
Held at Number 11 Cerne Abbas, 10th October 2020, 10:00am

In attendance:

Chairman – Chris Lamb

CARA Council Members present: David Kendrick

Others by Proxy:

Mr and Mrs Vivian, Mr and Mrs Wardle, Mr G Rudd, Mr and Mrs Hemming, Mr and Mrs M. Allcock, Mr and Mrs Alcock, Mr and Mrs Manton, Mrs Payne, Mrs Hogg, Mrs Lucas, Mr and Mrs Pickett, Ian Melhuish.

1. Introduction:

As a consequence of the Covid 19 pandemic this year's AGM was restricted. Only the Chairman and one other CARA Council member was allowed to attend and Owners voted by proxy. Prior to the meeting owners received the Annual Report and the Financial Statement. Due to the unusual circumstances and the inability to debate new or old Proposals or Any other Business these were not on the agenda. Owners were advised that as we move forwards if there are essential and exceptional items which are deemed necessary to resolve CARA Council can organise an EGM. Owners were provided with a proxy voting form and a form for proposing a new Council member both to be sent to the Secretary Agnes Sawyer.

2. Minutes of the 2019 AGM (held 13 July 2019):

As described in the AGM communication pack to owners the minutes of the last AGM, circulated in September last year, were deemed as read and accepted.

3. Financial report:

This was circulated to all owners in the AGM communication pack.

4. Proxy voting (proxy 12, present 2 members):

(i) The receipt of the Annual report and the Financial report: All proxy voters and the two members present indicated receipt totalling 14 votes. There were no communications indicating none receipt.

(ii) To re-elect the following members of the CARA Council. In accordance with the Memorandum and Articles of Association, one third of the Council (the longest serving since elected or re-elected) retires each year and is eligible to seek re-election. This excludes the Chairman.

John Vivian was re-elected with all proxy votes and both members present totalling 14 votes. There were no votes against.

(iii) Re-confirm the appointment of Agnes Sawyer of Nettleship Sawyer as CARA Company Secretary. Agnes Sawyer was re-elected with all proxy votes and the members present totalling 14. There were no votes against.

5. New Council members proposed:

No new members were proposed.

6. Any Other business:

As described in the introduction there was no Any Other Business this year.

The meeting closed at 10:20am.