

## Newsletter No. 54 – June 2021

### Cerne Abbas Residents' Association (CARA Ltd.)

Welcome to the six-monthly CARA News Letter.

#### **1. CARA Council Members - 2021**

Following the 2020 AGM the current elected CARA Council members are listed below.

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

South Gate House key holders marked \*. Ray Wylde one of our resident electricians is also a key holder, No 21.

Chairmanship according to availability has been shared between Chris Lamb and John Vivian. CARA Council consult/meet two monthly; next on the 10th July 2021.

#### **2. Maintenance**

Currently it is particularly difficult to find maintenance people who are prepared to do smaller jobs, consequently fence trellises and posts along the South, West and Northern aspect have been repaired by volunteer residents. In all 25 trellises and two posts have been repaired. Resident volunteers have also spent significant time on the perimeter lighting checking faults, spotting corrosion, determine the need for modern equipment where required, mapping location of equipment and drawing up contract requirements. Findings were of corrosion, mixed systems and units needing alignment and rewiring to a common system. Improvement of the lighting system in the Arches was made with new fittings and LED bulbs to reduce failures and so call outs. The cumulative total of these tasks in man days saved against contracting out is about 40, plus the cost saving of drawing up plans and scope of work. Contractors were used to carry out the upgrade. Last week a tall pine on the East perimeter broke a branch which was left hanging over the pavement. Thanks to the rapid response from our agents the tree surgeons removed it the same day.

#### **3. General Information**

*The next AGM will take place sometime in July to October. Detailed arrangements will be circulated once we are clear about Government Guidance.*

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.

Please follow the recommendation regarding nuisance:

*If you believe that you are being inconvenienced by the actions of another owner or tenant please raise the issue with the person concerned. Most issues are resolved by reasonable discussion and goodwill. If repeated attempts to resolve the issue fail please inform any member of your CARA committee, with the relevant details and dates, for further action to be considered. 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.*

The Gate Houses were full of unwanted materials so one of our CARA Council members has sold what was saleable raising £724 plus donations to charities. Consequently we reviewed the use of the Gate Houses. Access is needed to gardening equipment so this is being moved to the North Gate House and Gardening Club members will have access. The Southern Gate house will revert to limited access. This ensures security and safety for our common electrical supply and TV distribution systems. In the same location we have spare cement tiles which contain a small amount of asbestos (Phase One top patios), a limited supply of house bricks is available at a small fee, spare paint to match the house external decoration, a few front step tiles and long ladders for our resident electricians. If you require any of these please contact a key holder.

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

Most of the tree work recommended in last year's survey has been carried out. Much of this was done by our Contract Gardeners who are also tree surgeons. Four protected trees required felling to ground level. Replacement trees and shrubs have been planted to reduce the impact created by the loss of trees and shrubs. A significant proportion of this planting is thanks to our Gardening Club members.

As mentioned in January's communication the composting bins are no longer in use. This location will be used by Garden Club members for trimmings which will be removed periodically by our gardeners.

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.

#### **5. Management Agent's Inspections (six monthly), next June 2021**

Our Management Agent will soon be carrying out the spring inspection. Please check that previous recommendations for your property have been addressed 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 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...**

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