

Newsletter No. 56 – May 2022
Cerne Abbas Residents' Association (CARA Ltd.)

Welcome to the six-monthly CARA News Letter.

1. CARA Council Members - 2022

Following the 2021 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
Ian Melhuish*	Member	No 35
Paul Shelley	Co-opted	No 20

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

Chairmanship according to availability is shared between Chris Lamb and John Vivian. CARA Council / meet two monthly most recently on the 12th March 2022.

2. AGM

Last year our AGM was delayed until September due to Covid. This year it will take place on Saturday the 6th of August at the Church Hall, All Saints Church, 28, Western Road, Poole, BH13 7BP at 10:30am open from 10:00am. The annual "Drinks in the Park" will be held shortly afterwards in Phase One gardens.

3. Maintenance

Fencing is under regular review, the last repaired section is along our Northern boundary. Gale damaged fence posts and panels have also been repaired. Fence work was managed by our CARA Council members. The Lighting Arches need upgrading as they allow water egress; this will be corrected by our supplier. Suitable light fittings have to be designed and built to a specific requirement. The lighting work is managed by our CARA members plus a resident, all have electrical contract expertise. Tree work continues, the remaining unsafe tree from the Tree Survey has been removed. Unsafe storm damage trees were rapidly dealt with thanks to a CARA Council member. There has been considerable tree work over the last six months and this has pushed up the budget spend, this will be discussed at the AGM. The painting contract for the estate commences this August, no date as yet.

4. The gardens.

Volunteer residents of the gardening club meet the second Sunday of each month at 2pm in Phase 1 gardens. They work on our beds; please join them to volunteer your labour. We need your ideas as well as contributing cash for plants. Our contract gardeners mow the lawns, prune the shrubs and do heavy tree work. It is important to remember that we have a considerable number of protected trees in our gardens and lopping/felling work on these is approved by BCP council (the Tree Protection Office). So if you feel the need to prune trees please seek the advice of CARA Council. Recently a number of Phase Two residents have expressed a desire to have their central garden improved. This would require some restructuring of the Rhododendron and planting of new shrubs. We need Phase Two volunteers as to date we only have one Garden Club member from this location. The Rhododendron work would be down to the contract gardeners.

5. General Information

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 give their drive over to a visitor/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. 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. 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.

CARA Council members spent considerable time reducing the Gate House contents. The Northern gate House is used by the Gardening Club members as well as for storage of decorating materials during the Painting Contract works. Please do not add items which you think may come in handy as often they do not! The Southern Gate house has 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 Phase One house bricks 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.

6. Management Agent's Inspections (six monthly)

Our Management Agent carries out six monthly inspections. The last inspection was In October last year. Please check that you have taken action to address any necessary improvements to your property. The next Inspection will be on the 23rd of May 2022.

7. Safety and Security

CARA is a member of the local Neighborhood Watch scheme, Ray Wyld (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 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. Recently CARA Council discussed the question of electric gates. A communication was provided to residents explaining the situation. This item has been discussed from time to time at AGMs. Summaries of both electric gates and CCTV discussions and the rationale for reaching decisions are attached for Information.

8. 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.

Chris Lamb for CARA Council