

# Newsletter No. 58 – May 2023

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

Welcome to the six-monthly CARA News Letter.

### 1. CARA Council Members - 2023

The current elected CARA Council members are listed below.

Chris Lamb*	Member	No 11
John Vivian*	Member	No. 1
Ian Melhuish*	Member	No 35
Ian Muir	Member	No 9
Paul Shelley	Co-opted	No 20
Mark Allcock	Co-opted	No 8
Sue Brown	Co-opted	No 28

South Gate House key holders are marked \*. Ray Wylde No 21, one of our resident electricians, is also a key holder. Current chair is Chris Lamb up to and including the next AGM. CARA Council meet two monthly, last on the 15th April this year.

The next AGM is to be held in All Saints Church Hall on Saturday the 1<sup>st</sup> of July 2023.

### 2. Maintenance Charge 2023

For the last few years, the increase in maintenance charge has reflected the CPI (Consumer Price Index). Over the last 10 years the CPI has risen just under 18% and the maintenance charge just over 17%. Last year CARA Council took the view that based on available information the quarterly charge for 2023 should increase to £395 (from £375), paid as before in arrears, this will be reviewed at our budget meeting this month.

Once again, we would like to extend sincere thanks to our volunteers who do various works around the complex saving us approximately £9,500 last year which equates to around £163 per property per year or just over £40 per property per quarter. CARA Council continue to monitor all costs closely in order to gain maximum effect at minimum cost.

### 3. Maintenance

Tree work continues based upon the recent survey by Treecall our advisors. The report lists 23 trees or shrubs requiring pruning of overhanging or dead branches. The full report is available on our website.

The Mall lighting electricity supply is repaired, a new cable was fed from the lighting system on the North circular perimeter road. We are currently tendering for replacement tarmac to the mall, this is extensive and will be costly.

The lawn at the entrance to Phase 1 gardens is under repair by the Gardening Club, further work will take place in the autumn.

Our fence line has been inspected and a significant number of posts and panels require repair; this will take place over the coming weeks.

The drains to our soakaways are to be cleared and any which remain dysfunctional after this will be examined for defects and if possible reinstated. New soakaways may be need to be dug for some of these.

Fibre optic cabling is being fitted to our site as part of the City Fibre work taking pace across Poole. This will be available to all our properties once the wayleave agreement is completed. Existing conduit has been used so far and we expect this to continue for each house.

### 4. The Gardens.

Phase Two now has a group of volunteers looking after beds in their central garden. This is in addition to our other volunteer residents of the gardening club. The latter meet on the second Sunday of each month at 2pm in Phase 1 gardens.

Our contract gardeners mow the lawns, prune the shrubs and do heavy tree work and pruning. Our contract is for specific agreed activities on site, so please do not instruct the gardeners to undertake additional work.

## 5. General Information

There are several items that we remind owners about in each Newsletter:

Please observe the 10mph site speed limit and when exiting the premises remember to check for pedestrians. Continue to ensure that visitor parking bays remain available for visitors, residents should 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.

Please ensure that 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 it 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.*

Some residents have CCTV / video surveillance systems that may capture images beyond the boundaries of their private property. Homeowners and residents operating any kind of video surveillance system should review and comply with the guidance provided by the Information Commissioner's Office: <https://ico.org.uk/for-the-public/domestic-cctv-systems/> CARA Ltd has an obligation to inform members of the public entering Cerne Abbas that their image may be captured, therefore we will be placing signage at the entrance gates, however we cannot be responsible for your systems.

In the Gate Houses we have 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 equipment for the exclusive use of our electricians. If you require any of these please contact a key holder.

We have an Alterations Guidance document on our Web site, a form has been added to facilitate applications.

## 6. Management Agent's Inspections (Six Monthly)

Our Management Agent carries out six monthly inspections. The last inspection was in November last year. Please check that you have taken action to address any necessary improvements to your property. The next Inspection will be in May this year.

## 7. Safety and Security

Please remember to lock your car when it is left outside, not just in Cerne Abbas but anywhere in our neighbourhood. We still have odd occasions when unlocked cars have items stolen, this petty theft is an ongoing risk around this locality.

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.

## 8. The Final Word...

We should all continue to strive for a Cerne Abbas that is a vibrant, prestigious and 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