

Newsletter No. 59 – November 2023

Cerne Abbas Residents' Association (CARA Ltd.)

Welcome to the six-monthly CARA Newsletter.

1. CARA Council Members - 2023

The current elected CARA Council members are listed below.

Chris Lamb*	Member	No 11
John Vivian*	Member	No. 1
Paul Shelley	Co-opted	No 20
Mark Allcock	Co-opted	No 8
Sue Brown	Member	No 28
Alex Kweller	Co-opted	No 32

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 14th October this year.

The next AGM is to be held in All Saints Church Hall on Saturday the 6th of July 2024.

2. Maintenance Charge 2023/2024

In May's 2023 budget meeting, we took the view that, based on available information, the quarterly charge from September 2023 should increase to £435, paid as before in arrears. This covers future spending into 2024 and will be reviewed at our budget meeting in May 2024.

Our CARA Council and other volunteers saved us £9,500 last year. Savings examples since the AGM this year are: specification, engaging and monitoring plumbers and road drainage contractors, lighting, shrub pruning and other gardening club work, tracking City Fibre activity and documentation, all with an approximate saving of £12,200 (excluding managements fees). More to come before the next AGM!

3. Maintenance

Tree work continues based upon the last Treecall survey. Planned shrub and tree pruning will take place throughout the winter months. In some cases, this will expose areas to allow for future growth. The full report is available on our website. Some of the pruning is carried out by the Gardening Club.

Treecall labelled our trees so that we can easily see which are covered by tree preservation orders.

City Fibre work is on hold until their budget review; January next year. Road work may be necessary to instal conduit, one road crossing is necessary. So, tendering for tarmac to the mall and perimeter road will take place after this is completed.

The drains to our soakaways have been cleared and this has solved the flooding issues. We will keep an eye on drain functioning over the winter months.

Of two garden water supplies from the road to the gardens only one was in use. The plumbing has been reconfigured to use both supplies. This should improve the available garden water pressure.

4. The Gardens.

Our contract gardeners will be using signage warning drivers they are working on our road. When using the perimeter road obey the 10 MPH signs and respect the safety of all. Our gardening contract is for specific agreed activities 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, be aware of pedestrians and gardeners, 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.

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/> . Using signage CARA Ltd will inform members of the public entering Cerne Abbas that their image may be captured; 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. Please use this to inform CARA Council of your plans to alter your premises.

6. Management Agent's Inspections (Six Monthly)

Our Management Agent carries out six monthly inspections. The last inspection was in November this year. Please check that you are taking action to address any necessary improvements to your property. The next Inspection will be in May 2024.

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 have had 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, Compliments of the season!