



Dear owner or resident of a home at Parkland Place and Wren Way

Welcome to issue 11 of the BPVRA newsletter.

We trust that you had a pleasant Christmas and we would like to wish you a happy new year.

With 2012 now upon us the association is looking forward to another productive year. One notable change for this year is that we welcome a new property manager – Beth Lancaster – to look after our development. More details are contained below.

Also in this issue:

- Association achieves reduction in service charge
- Committee changes
- Recommended tradesmen initiative started
- Our Neighbourhood watch co-ordinator, Jan Glead, reports on issues in our area.
- 2012 Annual General Meeting details.
- Find out what's on the horizon for this year.

We hope that you enjoy this issue. If you would like to contribute to the newsletter or wish to make any comment, suggestion or criticism, then please contact me.

Kind regards

Geoff Farmer

Chairman (BPVRA)
chairman@bpvra.org.uk

What's been happening...

BPVRA achieves reduction in our service charge

As a result of continued efforts by the Residents' Association Chairman, Geoff Farmer, our overall service charge for next year (2012-13) will be less than that for the current year by about £1,100 – a saving of nearly 4%! This reduction has been achieved because the Residents' Association has, through its influence with OM, produced a number of savings that are directly impacting on our expenditure. The main savings are in gardening, insurance and electricity.

The Residents' Association is also very much aware of the need to plan for long-term and unexpected expenditure and, to this end, has looked very carefully at the contributions we are making to our reserve funds. It has been felt necessary to increase our payments into some reserves whilst reducing payments into others. This has been achieved whilst still enabling the overall saving; however, whilst the majority of owners will see a noticeable reduction in their service charge demands of around 5%, some owners will see a small increase.

Garden spruce up

Work has been done to improve the appearance of the garden and borders around the development. Over a period of time failed shrubs have been removed by our gardeners and this had left a number of empty spaces. On Thursday, 1st December a number of new shrubs were planted in various locations. The gardeners also covered the border areas in bark mulch – improving the appearance of the ground. The Residents' Association will be reviewing the progress made to see if further work is required.



Evergreen working to improve the appearance of the garden.

Flower bed rejuvenation

On Wednesday, 23rd November Continental Landscapes, on behalf of Bicester Town Council, were on site to replant an ornamental shrub bed to the front of the main building. Although the areas to the front of the main building form an important part of the total look of the development, they do not fall within the area maintained by OM Property Management. They are, in fact, owned and maintained by the Council. The Association would like to thank the Council for its continued efforts in helping to maintain the overall appearance of our home.



Continental landscapes work to improve the appearance of the front of the development.

BPVRA Comings and goings

The residents' association is delighted to announce that two new members have been co-opted to join the Management Committee. First up is Jan Glead, who is our neighbourhood watch co-ordinator. Jan has lived at 19 Parkland Place for over five years. In joining the committee Jan, who has a background in marketing,

feels she may be able to offer us some valuable input in how we present ourselves.

Our second new member is Susan Hatfield. Susan recently moved to 25 Parkland Place and has a background in financial services. The association looks forward to her experience benefiting us all.

We are sad to report that committee member Andrew Jefferson has resigned his position. We would like to thank Andrew for his participation and considerable practical help. Andrew has assured us that he will continue to help us with practical projects when he is available.

If you would like to get more involved with the association then please contact a member of the committee.

Association braced for new Property Manager

Following a reorganisation within OM Property Management our Property Manager, Rebecca Hill, has been replaced with a new manager, Beth Lancaster, from the start of this year. Rebecca, provided a very good service to us over the last year-and-a-half, and will be continuing as a Property Manager in another area of the country. We look forward to meeting and working with Beth.

The committee has some concerns about this change. From experience – and the experience of others – it has been seen how variable Property Managers performance can be. The association has very high standards which we wish to maintain. The association will be looking to ensure that Beth delivers the kind of service we were used to from Rebecca.

Tradesmen request

Owners and residents may often need the services of plumbers, electricians or other tradesmen when work needs doing in their homes. In such situations it can be tricky to ensure that we find somebody that has a reputation for good service. The association would like to hear from any owners or residents who are competent in trades that could be of benefit to other owners or residents. Alternatively, we would like to hear your recommendations for people that you have found to be reputable, professional and of good value.



We would like to build a list of people who can be recommended. Please send any relevant details to chairman@bpvra.org.uk.

2012 Annual General Meeting

This year our AGM will be held on Tuesday, 3rd April. (The venue will be announced nearer the time.) We strongly urge you to attend our AGM as your involvement in association matters is crucial not only to the fair running of the organisation, but also because we continue to influence financial decisions that will have an impact on us all. It is an opportunity for all owners and residents to come together to have

their say on the future of the association, hear a review of the year, and to stand, vote for and elect committee positions.

Neighbourhood watch

By Jan Gleed – Our neighbourhood watch coordinator

Neighbourhood Watch was very active over the past month or so, and that isn't surprising given the time of year. However, there is more going on and I thought this would be the place to update you with on-going Police matters.



- Police have located and seized two large cannabis factories in the town area, recovering hundreds of plants and associated paraphernalia. These finds are as a result of diligent members of the public calling with their concerns.
- With the rise of Sat Nav thefts, the Police ask that valuable items such as Sat Nav's are never left on display in vehicles as they are easy targets for vehicle thieves. Also do not leave a Sat Nav holder attached to your windscreen, this again can be seen as an attraction to would be thieves.
- Following a burglary in the Langford Village, two males were located near the scene by PCSO'S and detained before being arrested by officers. The males have been questioned in relation to the burglary and other crimes in the area and have been released on bail pending enquiries.
- Following a recent spike in criminal damage to vehicles in Kings End, numerous local youths have been arrested /questioned and enquiries are still on-going.
- A male has been arrested and charged in relation to the sexual assaults that have been committed recently in Bicester. The male was stopped in Sheep Street by local town officers after his image was circulated from CCTV footage that was taken from the town.

Coming up

- Following successful cleaning of unsightly wall staining from the front of the main building, further work will soon be undertaken to clean up some other areas on the development.
- Volunteers are required for the annual spring pond clean-up. Please contact a member of the committee if you can lend a hand.
- Possible heavy snow fall: We are sure you will agree that last year's snow clearance benefited everybody. If we get snow this winter we would appreciate you lending a hand if you can.

Information

The BPVRA Newsletter is produced every three months. If you would like more details about the association please visit www.bpvra.org.uk.