

Newsletter

Dear Resident of Parkland Place and Wren Way,

My name is Terry Martin (Chairman BPVRA) and along with my Vice-Chairman, Simon Farmer, we would like to welcome you to the second issue of the Residents Association Newsletter.

Whilst the Association has a very healthy membership we need to encourage our members to be more involved in the issues that affect us all here.

The primary purpose of the Association is to try and negotiate the best possible service and value for our money from Peverel OM - the company that manages this estate

The Association holds a meeting every two months that all are welcome to attend. For those that don't attend, we have decided to produce this newsletter to try to ensure that all residents are fully informed of the good and often difficult work that we are trying to accomplish. We encourage all residents to attend our meetings and, also, look at the Association website - which contains useful information including a letter from myself detailing our most significant achievements.

This newsletter will be issued every two months, following on from the Association meetings.

I hope you found Issue 1 of the newsletter informative and interesting. Generally feedback about the newsletter was very positive. If you have any suggestions, contributions, concerns or questions then please contact a member of the committee.

Some of the Current ongoing issues

Weekend Meeting Trial

Our last meeting took place on Sunday, 10th January. This was a change from our usual mid-week format. The reason for this was to try and encourage more residents and owners to attend. It was good to see some new faces at the meeting, and that those new attendees were keen to make a contribution to the discussions. We will need to see if Sunday meetings are a success in the long term.

Repaint Of Car Park Markings

In November 2008 Whittles Painters painted 'T' markings in the car park to make it easier to see where the parking spaces are. Unfortunately, the paint used was not proper road paint and the markings are wearing away prematurely. Due to pressure from the Residents Association Peverel have arranged for Whittles to repaint the markings using the correct materials free of charge.

Service Charges For the 2010-2011 Year

Peverel have informed the Residents Association of the intended Service Charge costs for the 2010-2011 Year. On average they represent a 3.3% increase on the current year. How this affects individual properties will vary. Please contact a Committee member if you want precise details. However, Peverel will be issuing demands for payment around mid February.

Pathway Moss Treatment

The Resident Association recently purchased from their funds some moss killer in order to treat the pathways around the car

park. We felt it was necessary to do this as the moss can be slippery when wet. Until the snow clears we won't know if the work has been successful. This work cost a fraction of the amount that had been suggested by our gardening contractor.

Terrestrial Aerial Upgrade

In 2012 the digital switchover takes place in this area. In order to continue to receive a high quality Freeview signal it is necessary to have the communal terrestrial aerial system upgraded. This upgrade will be taking place very soon and will be carried out by Brightwell Aerials. Action taken by the Residents Association slashed the price of this work by around 50%.

Satellite System Survey

Brightwell Aerials will be carrying out a survey of our satellite system. This is to find out what would need to be done to get the full functionality of the Sky+ services.

Main Building Wall Staining

Some of you may have noticed the unsightly staining on the walls of the main apartment building. It is believed that this is being caused by rain water running down the walls from the finishing slabs on the tops of the parapets. The Residents Association has instructed Peverel to carry out a survey of the stained areas to determine the best course of action to remedy this problem. We feel that the poor appearance of the main building could affect future saleability of properties.

Right To Manage

The Residents Association has been looking into the process involved, if we chose to do so, in changing the company who manage the estate. We have received information from the Right To Manage Federation who specialise in assisting residents with the process of changing management companies. Whilst we would rather see Peverel improve their service to us the Right To Manage route is something that is under consideration.

Land Ownership Issues

Our Vice-Chairman, Simon Farmer, spent some considerable time and effort trying to establish who has ownership and maintenance responsibilities for certain areas to the front of the main building - that both Peverel and Bicester Town Council are not responsible for. It has been discovered that Persimmon Homes (who took over from Westbury, the developers of the estate) still have ownership and maintenance responsibility for these areas. Persimmon have agreed to repair and repaint the metal fence on the walkway from the footbridge. This will save us any expense for this item. It should also be noted that Persimmon currently have responsibility for Wren Way - currently a private road. Both the walkway - including the wooden foot bridge - and the road will eventually be handed over to the relevant authorities.

Association Logo and Letter Head

The Association is interested in any suggestions for a more inspiring Logo and Letter head - to replace the black bar as seen at the top of this Newsletter. If you have any suggestions or designs then please contact a Committee member.

Car Park Snow And Ice

You may well have been affected by the snow and ice in the car park. The snow fall was particularly heavy and has caused access problems for a number of residents. The Association

is looking at possible options for tackling this problem in the future. The major problem with the car park is that, being North facing, it remains in shade much of the time. As a result it takes a very long time for snow and ice to thaw. A few months ago the Association purchased 100 kilos of rock salt and a spreader that all residents are welcome to use. The salt and spreader can be found in the bike store - the code for which is C2084Z. Simon Farmer and his brother Geoff kindly cleared the pathway that runs around the car park so that residents could easily access the bin and bike stores.

External Redecoration

One maintenance, job in particular, that the Association feels needs attention is the redecoration of the garden furniture, wooden bollards, alleyway gate and adjacent metal fence. These items have been neglected and the Association will be instructing Peverel to obtain quotations for the above mentioned work.

Finally, I would like to once again ask all members of the association to consider becoming committee members. Your active involvement would be greatly appreciated. If you wish to take up this role then please speak to a committee member.

I would also encourage you to take a look at our website www.bpvra.org.uk.

Our next meeting will take place in mid March and I look forward to seeing as many of you as possible.

Kind regards

Terry Martin (Chairman BPVRA)
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