

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 third 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 OM Property Management - 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.

Some of the current ongoing issues

Committee Member Elections

The most recent meeting, held on 21st March, was our Annual General Meeting. In keeping with the constitution the three longest serving members of the committee - Terry Martin, Simon Farmer and Denise Day - retired. These three people put themselves forward for re-election. There were no other candidates and the these three were re-elected by those present. As a result the committee remains the same as it was.

BPVRA website administrator change

Edgar Parnell who created and maintained our website for the past few years announced his intention to retire from this role. The Committee would like to thank Edgar for his efforts in carrying out this work. Geoff Farmer stood for this vacant position and was elected by those present. Geoff intends to update our website over the next few months, giving it a fresh new look.

Television reception

Recently our terrestrial aerial system was upgraded to meet the needs of the forthcoming digital switchover. There were also some minor modifications to our satellite system. We also now have some clarification on further viewing options which are as follows:

Any resident who wishes to view FreeSat programming can do so simply by purchasing a Freesat receiver and plugging it straight into the satellite socket in your lounge as our satellite dishes are already correctly positioned for FreeSat reception.

Secondly, any resident who currently has Sky+ or Sky+HD can now fully utilise the full features of these services by purchasing an item known as a Frequency Extender. For

further information on this item please call Brightwell Aerials on 01442 262837.

End of year accounts for the 2009-10 year

Due to considerable efforts by Geoff Farmer, on behalf of the association we have been carefully monitoring OM's spending of our money over the last year. On the basis of our current position it is predicted that for the first time in many years we will not be presented with an additional demand from OM in July as a result of an overspend on their part. We will continue to carefully monitor OM's management on an ongoing basis to ensure that we get the best value for money and service from them as possible.

Tripping hazards

Some of you may have noticed that areas of the block paving on the pathway that runs around the car park have become uneven and are potential tripping hazards. OM are aware of the situation and have obtained some quotations for the rectification work. However, one of our residents - David Maunder - has kindly offered his time to attempt to rectify the affected areas at considerably less expense than would be incurred through OM. **We would like to advise all residents to take extra care on the pathway until the hazards have been rectified.**

Repair and repaint of walkway fence

As mentioned in the last news letter the association established that Persimmon homes have ownership and responsibility for certain areas at the front of the estate. We are pleased to report that Persimmon have repaired and repainted - at no charge to us - a walkway fence that required urgent attention. They will be returning later in the year to repaint the footbridge - again at no cost to us.



Job done at no charge to us!

Association logo

We are pleased to announce that we will shortly be using a new association logo for all our correspondence. This was designed by one of our committee members - Stuart Roach of Wren Way. We feel that the new logo will give us a stronger identity and we would like to thank Stuart for his efforts.



Sample of logo - finished article will be higher resolution

External redecoration

The association has now reviewed three quotations for the external redecoration. The work will commence shortly. This

work includes repainting the garden seating. Once completed we hope you will make use of our green space this summer.



Our green space in the sunshine

Wall staining

A full assessment of the main building wall staining was recently carried out. It has been established that the cause of the staining is the coping stones that sit on top of the parapets. They are both very dirty and angled incorrectly.

We are awaiting quotations for various solutions to this. One thing that is clear is that this problem will be expensive and difficult to rectify. The association believes that the staining caused by the coping stones is unsightly and detrimental to the image of this development and could have an effect on the future saleability of properties here.

We would be keen to receive any feedback you can offer regarding how you feel about the staining and how you think we could pay for any work.



Example of wall staining around properties 9, 10 and 11.

Pond reed clearance

By now all those that live on site will have received a letter notifying them of the association's intention to carry out a pond reed clearance in April. We are hoping for as many volunteers as possible. The reed clearance will considerably improve the overall appearance of the ponds. We are waiting for feedback regarding availability of volunteers.

Parking control

After extensive consultation the association has been looking at the services offered by a company called Central Ticketing. This company manages parking based on residents' specific requirements. They do not charge for set up or administration. They **do not clamp** vehicles but ticket instead at a fixed cost of £65 per incident. This company would operate solely within the boundaries we set for them. The purpose of introducing a scheme of this type would be to ensure that residents only park in designated spaces and that there is fair use of visitor spaces by residents. We are awaiting the full operating procedure for our consideration and possible approval.

Parking on Mallards Way

You may have noticed that there were some no parking cones on Mallards Way. These now seem to have disappeared. The association does not know who or why they were placed there but are glad that they have gone. As far as the association is aware, Mallards Way is not a clear way and has no parking restrictions and we would actively encourage residents with more than one vehicle to use Mallards Way for parking. This will ease any potential parking problems we may have on site should the number of residents' cars increase.

Snow fall working party

The snow fell particularly heavily this winter and caused the usual problems in our car park. In readiness for future heavy snow falls the association will be purchasing some special snow shovels. It was also agreed at our most recent meeting that if and when snow falls to that degree again a working party will be formed to clear the car park area and make life easier for us all during these difficult periods.

Association BBQ

As in 2009 the association intends to hold another BBQ this year - weather permitting, of course! This is a great opportunity for residents to meet up. A date will be set in due course and we hope to see as many of you as possible.

Association meetings

It was agreed at the last meeting that during the summer months we will revert to holding our meetings on weekday evenings. We feel that this is a more appropriate meeting time during the summer due to people's leisure activities at weekends during the summer months.

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.

If you have any suggestions, concerns, submissions for the news letter or other issues that you would like us to be aware of then please do not hesitate to contact one of our committee members via our website.

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

Kind regards

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