



Dear Resident of Parkland Place and Wren Way,

Welcome to issue 5 of the BPVRA newsletter. We hope that you continue to find it interesting and informative. Whilst we believe that the newsletter is still of great value at this time we would like to encourage you all to become more reliant on using the association website to obtain the latest information. The website is being constantly updated with everything that is occurring. The website is also a way for you to respond to issues that you may feel are important by using the forum section.

## What's been happening

### Committee Changes

On Friday, 16th July committee member Denise Day, and her husband, moved to Langford Village thereby relinquishing her committee post. The committee would like to thank Denise for her participation on the committee over the last couple of years and would like to wish both her and her husband well for the future in their new home.

The Association would also like to announce the appointment of Jack Pearson to the committee from May 2010.

The association is always seeking to recruit new committee members. If you feel you have the time and desire to take a closer interest in association matters then please speak to a member of the committee.

### Pest prevention

At ground level around the main building there are a number of plastic air vents that provide ventilation. Some of these are damaged and have allowed rats to enter the building – most notably our Secretary's apartment, where rats were discovered in kitchen cupboards.

The Association obtained three quotations for the repair or replacement of the air vents. Quotes ranged from £400 to £800 plus VAT.

David Maunder (Secretary) has generously volunteered to give up some of his time to obtain and fix replacement vents. The cost for this work will be about £40. This is an example of the Association saving us all considerable amounts of money when possible.

### Association annual barbeque

On Saturday, 10th July the association held its annual summer barbeque. Thank you to all those who attended. The weather was kind to us and it was a very pleasant evening. We had some good food and enjoyable conversation. It was nice for us to get together and meet one another.



*Residents enjoying our communal garden and a burger*

We hope that next year more residents will come and enjoy our communal garden and a pleasant evening.

### Recycling

Due to an increase in recycling by residents, we will soon have one landfill bin replaced by another recycling bin - giving us more recycling capacity. We have also recently been supplied with two brown wheelie bins which are for the disposal of garden and food waste. If you are unfamiliar with regard to what items go in each bin then please consult the posters on the bin store door. The association thanks all residents for their efforts to recycle.

### Footbridge repaint

On Thursday, 8th July the footbridge that crosses the pond was repainted by a contractor on behalf of Persimmon Homes. This has been done at no cost to property owners at Parkland Place and Wren Way. This completes the work that Persimmon had promised to complete for us this year.



*Footbridge looking good after free repaint*

### Gutter maintenance

On Wednesday, 7th July SMD Services returned to complete the gutter clean which they began on Thursday, 24th June. The work involved cleaning out blockages, washing down the external gutters and downpipes and repairing any damaged areas.



*Gutters have now been unblocked and washed*

It appears that SMD had underestimated the quantity of work and this was why they needed to return to complete it. We did not incur any additional cost for the second visit.

### Car park markings re-paint completed

On Monday, 7th June Programmed Property Services (PPS) returned to the site to rectify the work they had carried out incorrectly on their previous visit. By way of compensation for the incorrect work they also painted some additional markings. With authority from OM the Association has also painted some double yellow lines in order to make residents think twice about parking in inappropriate areas that can cause inconvenience to other residents.

### External items redecoration

The redecoration of a number of estate items has now taken place. These items are the garden benches, the wooden bollards, the gate to the alley way and the walkway fence.

These items were in need of attention. The garden seats had not received any treatment since they were installed and the wood was splitting. The alley way gate had peeling paint.

### Parking scheme proposal update

Some time ago the association, after extensive consultation, drew up a set of car parking proposals to help us better manage the use of the car park during high occupancy. The association asked OM to look into implementing the scheme. OM didn't feel that it was appropriate for them to operate the scheme themselves but suggested the use of a company called Central Ticketing. It should be noted that Central Ticketing do not clamp vehicles but issue fines instead. They will also not charge us to set up or administer the scheme. We can also dispense with Central Ticketing's service with no notice.

After much delay, OM Property Management are finalising the proposal with Central Ticketing. Some amendments to the proposal were made on the advice of Central Ticketing and we presented the amended proposal to Central Ticketing.



*Quiet today but a scheme is required in readiness for higher occupancy and car ownership.*

We have had confirmation from Estate Manager Rebecca Hill that Central Ticketing believe our proposals are workable and we will be finalising the details of the scheme for implementation over the coming weeks.

Whilst the parking situation has been relatively good recently - with the odd exception - we have benefitted from low car ownership and low occupancy. Should these increase we know from experience that the car parking situation can become difficult. This is why the association has been working on introducing a scheme.

### Winter preparations

In readiness for the winter the Association recently purchased more rock salt and three dedicated snow shovels. These are kept in the bike store and are available for all residents to use as they see fit.



*Looks lovely but can cause big problems for residents*

It was agreed at a previous committee meeting that if snowfall is particularly heavy and disruptive this winter, the Association will form a working party of volunteers to clear snow from the walkways and car park area. This should make life easier for all during these difficult periods.

### Member recruitment

The Association is looking for more residents and owners to join us. If you are yet to become a member then please download an application form from our website at [www.bpvra.org.uk/join.php](http://www.bpvra.org.uk/join.php). Please complete the form and forward it with payment to our secretary. Forwarding and payment details are on the application form.

### Your Association for you

The Association is here for your benefit. We will endeavour to assist all owners and residents with any matter relating to life at Parkland Place and Wren Way. If you have any suggestions, concerns or questions regarding anything we do then please contact a member of the committee. Contact details can be found on our website at [www.bpvra.org.uk/contacts.php](http://www.bpvra.org.uk/contacts.php).

Kind regards

Terry Martin (Chairman BPVRA)  
chairman@bpvra.org.uk