



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

Welcome to issue 7 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.

Kind regards

**Simon Farmer**

Acting Chairman (BPVRA)  
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## What's been happening...

### Formal recognition for BPVRA

The 27th November 2010 was an important date in the history of the BPVRA as it was on this date that we gained formal recognition from OM Property Management as acting on behalf of the residents of Parkland Place and Wren Way in accordance with Section 29 of the Landlord and Tenant Act 1985.

The Management Committee of the association are delighted with this achievement as it represents the culmination of significant effort over the last few years.

We have had a very good working relationship with OM over the last couple of years – informally. However, attaining formal recognition enhances our image, credibility and provides us with a significant additional benefit that we were unable to obtain informally – namely, being able to charge OM for costs incurred by the BPVRA carrying out small projects that benefit us all.

We look forward to continuing to serve the owners and residents of the development and for us all benefiting from a healthy working relationship with OM Property Management.

### Letterbox security

Recently a very concerned resident informed us that the content of their letterbox had been stolen. The items stolen included a new credit card that was then used to run up a bill of about £2,000.

At our most recent Committee meeting on 2nd December we discussed various ways of tackling the issue of letterbox security. We have had assurances from Rebecca Hill of OM that our letterboxes are a standard design – common to many apartment blocks. The fitment of other types would be very expensive.



Letterboxes can make easy pickings for thieves. With care we can minimise the risk and make their life difficult.

We hope that the recent theft is an isolated incident and we will be monitoring the situation closely.

To try to prevent this unpleasant situation happening again, the association suggests the following: If possible, try to empty your letterbox on a daily basis as this stops the post piling up too high and making it possible to remove from the outside; Secondly, if you are going away for a period, try to arrange for a friend or neighbour to empty your letterbox on a regular basis.

We are keen to hear from any other residents who believe they may have had a similar experience with letterbox theft.

### Wall staining cleaning

On Friday, 29th October and Thursday, 4th November a contractor was on-site to address the long standing wall staining issues on the main building. The staining was caused by a build-up of dirt on the coping stones that sit atop the parapets. The staining had been building up over a number of years and was becoming very unsightly. Most of the coping stones and affected wall areas have now been jet-washed and the appearance of the building is much improved as a result.



One of the stained areas: before and after cleaning.



There are some areas that are still to be addressed and the residents association along with OM Property Management will be reviewing the work done in order to decide how to complete the task. The original quote did not include the end gables and we will need to decide what to do about these areas.

Some residents may have been inconvenienced by the work carried out. The cleaning left dirt on some windows and balconies. The association apologises for this unfortunate bi-product of the cleaning process. We would also like to thank the Wren Way residents for their accommodation of the cherry-picker in the road overnight.

We feel sure that you will agree that the building now looks much better and is more appealing as a place to live.

### Changes to Association meeting format

At our meeting on 2nd December it was decided that the three month gap between meetings was too long and was hampering our decision making process. It was also felt unnecessary to have every meeting open to all members.

It was decided that our meetings will now take place as follows:

The Management Committee of the Association will meet on a monthly basis. Everyone is entitled to attend these meetings as an observer. All residents and owners are encouraged to submit ideas

and issues for discussion at these meetings in advance by contacting a member of the committee.

The Association will hold an Annual General Meeting each year to which everyone is welcome to attend to raise and discuss items and take part in voting as required.

It will be discussed at our meeting in January the proposition of also holding one or more Special General Meetings each year along similar lines as the AGM.

**New Committee members**

It is with pleasure that the Association welcomes two new members to the committee. At our meeting on 2nd December Geoff Farmer (who is already BPVRA website administrator and also scrutinizes the OM accounts relevant to the development) and Andrew Jefferson who has participated in a number of BPVRA working parties were co-opted by those present as committee members. They will become full committee members at a vote at our next AGM.

**Recognition of Terry Martin's BPVRA service**

On Sunday, 10th October, prior to our pond reed clearing session, our Secretary, David Maunder, presented BPVRA founder and long-time Chairman, Terry Martin, with gifts as a token of the associations appreciation for his invaluable efforts on behalf of owners and residents over many years. Terry resigned in September and the BPVRA committee felt that his time with the association should be recognised. Terry, dressed in waders, ready for pond duties, gratefully accepted his gifts before joining fellow residents by, as he has always done, working hard for the benefit of others.



Terry (in waders ready for pond reed clearing) being presented with a token of the associations' gratitude for his efforts over many years – by BPVRA Secretary and Treasurer David Maunder.

The association is very grateful for all that Terry has done and wishes him well in his retirement from association matters. We hope that Terry will attend our meetings from time-to-time and give us the benefit of his experience.

**Top pond reed clearance**

On Sunday, 10th October a working party of residents, formed by the BPVRA, gathered for the third time this year to carry out some essential pond maintenance. The team consisted of: former Chairman, Terry Martin; Acting Chairman, Simon Farmer; Secretary, David Maunder; Geoff Farmer; Andrew Jefferson; and Brian Kingham. The maintenance was to reduce the overgrown reed island in the top pond.

The work was as usual smelly, dirty and tiring. However, once again, we have significantly improved the appearance of one of our ponds.

The association wishes to thank all those involved for giving up their time and their considerable efforts. We would also like to thank Bicester Town Council (BTC) for supplying us with gloves and for agreeing to take away the pond debris again.

This is the last time we will perform pond maintenance this year. We have written to BTC to ask them to do some maintenance on the bottom pond in the spring. The bottom pond is becoming

overgrown but the association feels that this would be better tackled by a professional team on health and safety grounds.



The debris from the tidied pond (in the background) awaiting collection by Bicester Town Council.

BTC took our request to a special committee who decided that a full assessment, in conjunction with the Environment Agency, needs to take place in order to find a permanent solution to excess reed growth. We await their findings.

**OM Service Charges**

The Association is currently in the process of agreeing the estimated service charge for the 2011-12 financial year. The Association has already agreed with OM that the Management Fee aspect of the charge will remain unchanged from that which we paid this year. However, there are a number of other areas that are still to be finalised. Details of the finalised estimation will be available from our website in due course.

With regard to the 2010-11 year, the Association is working hard to bring OM's expenditure in line with the estimate. However, this is dependent on resolving some key issues which, at the moment, are likely to lead to an overspend.

**Persimmon handover progressing**

Wren Way and the pathways around it are having essential maintenance carried out in readiness for a handover from the current owner, Persimmon Homes, to the relevant local authority. This maintenance currently entails the resurfacing of pathways.

This handover has taken around nine years to come close to completion.

**Next issue and seasonal greetings**

Our next issue of the newsletter will be published in March following the Associations AGM.

Since this is the last issue before Christmas the Association Committee would like to wish all owners and residents an enjoyable Christmas and a happy New Year. You can be assured that the Association will be working hard in 2011 for the benefit of everyone.



The development in the snow.

**Information**

The BPVRA Newsletter is produced on a quarterly basis. If you would like more details about the association please visit [www.bpvra.org.uk](http://www.bpvra.org.uk).