

West Cliff House Owners' Association

Newsletter

November 2024

Committee Work

Since the AGM in April, the committee has met five times. Our main focus has been to move forward with estate maintenance – see below.

Between meetings and in addition to maintenance work we have

- Undertaken conveyancing work for the estate in respect of four owners who are selling their properties;
- Liaised with two owners regarding building works;
- Liaised with National Grid regarding a new wayleave agreement;
- Finalised the rulebook*
- Introduced and sent out a new 'welcome to the West Cliff Estate' letter for new owners. This letter provides some basic information about the estate and the benefits of becoming a member of the association. We don't always hear about properties changing hands so if you have a new neighbour who hasn't received a letter and doesn't know about the association, let the secretary know and she will send them a welcome letter.

* An electronic copy of the rulebook has been sent to members and will be available to download from the website <https://www.westcliffestate.co.uk/>.

John Gaylard has had to step down as a committee member and road rep for Meadway and West Cliff Road so we now have two vacancies on the committee. A big thank you to John for all his work and support. If you are interested in getting involved, even if you are new to the estate, please get in touch and we can tell you more mail@westcliffestate.co.uk. The current committee is:

Name	Current position
Nigel Mawditt	Chair & road rep for the four Cliff Walks
Chris Barette	Treasurer & road rep for West Walk
Chris Leigh	Secretary & road rep for Hill Rise and Hill Close
Lindsey Blair	Committee member
Neil Grimstone	Committee member & road rep for Brit View Road
Norman Nunn	Co-opted member overseeing road maintenance
Vacancy	Committee member
Vacancy	Committee member & road rep for Meadway and West Cliff Road

Estate maintenance

Most of the drains and gullies have been cleaned including the section from 4 West Walk which we had been prevented from doing by the previous owner. The section from 2 West Walk down to the stream was also inspected and cleared on 24th October and we can now report that the surface run-off water is flowing freely.

We are planning to install surface drainage on Third Cliff Walk to stop water running down the road and into properties. We are anticipating that the work will be done in December or January and will give advanced warning to affected owners.

Estate maintenance – we need your views

A number of owners have complained about cyclists riding too fast onto and through the estate. It could be very difficult to stop this but we'd like your thoughts on what, if anything, could be done. Some of the ideas that the committee has discussed to slow cyclist down at the entrance to the estate are:

1. Put down gravel and erect 'caution loose gravel' signs - a fairly cheap option but gravel may get washed away in heavy rain.
2. Erect a permanent chicane.
3. Erect a permanent lockable barrier.

Whilst these options may slow down cyclists coming onto the estate, they wouldn't stop them speeding lower down on the estate – this is more difficult and we are really stuck for ways of doing this and we would really appreciate your thoughts.

Is it worth spending money trying to slow cyclists as they come onto the estate?

Is it worth trying one of the above options and if so, which one would be best?

Do you have other ideas for slowing down cyclists as they come onto the estate?

Do you have ideas for slowing down cyclists on further down the estate?

To let us have your views you can email the secretary mail@westcliffestate.co.uk or speak to or email your road rep or any committee member.

Diary dates

2025 AGM will be held on Saturday 3rd May 2025 at 1.30pm at Haddon House.

Xmas Social Sunday 8th December 4pm-8pm at the Salt House. This 'bring a sharing plate and bottle' social event will be a great opportunity to meet neighbours in an informal setting. If you would like to attend please let us know either in person or by email mail@westcliffestate.co.uk and we will send you more details.

Subscriptions

Subscriptions are the lifeblood of the association. They pay for essential maintenance work that benefits ALL owners and keep the estate in good repair. Without subscriptions the association cannot function and the estate will slowly deteriorate. There are a number of owners who still haven't paid, yet they continue to benefit from the contributions of others. If this is you, it's not too late. The cost is only £125 and can be paid:

By Bank Transfer – the account details are:

- o Account name: WEST CLIFF HOUSEOWNERS ASSOCIATION
- o Sort Code: 40-13-28 o Account Number: 51381296
- o Reference: Your house name/number and road

For confirmation of your payment, email Chris Barette and let him know that you have made a bank transfer christopher.barette@gmail.com.

By cheque payable to 'WCHOA' and delivered to Chris Barette at 14 West Walk. In exceptional circumstances you can pay by cash but please contact Chris first.

Getting and staying connected

We now have 106 members who have signed up receive communications by email. It's saving a lot of time and is reducing both costs of printing and use of paper – so a win-win. We appreciate that not everyone has an email address and so will continue to distribute hard copies where necessary but if you are able to receive communications electronically and haven't given us your details, please email Neil Grimstone ngrimstone@brandis.co.uk and he will add you to the email distribution list. We promise to keep communications to a minimum and you can always choose to opt out and receive paper copies.

Community News

This section was introduced in July 2024 to give members an opportunity to share news and general information.

Superfast Broadband

Open Reach is still progressing the roll out of superfast broadband across the country. West Cliff Estate is in their build plans but they haven't given any details of timescales. It's part of their commitment to go fully digital and remove current copper-based landlines. They would need to get permission to access the estate and may have to dig up roads so nothing is likely to happen in the short term but it's worth keeping an eye on their plans and registering an interest. If you want to know more you can visit their website <https://www.openreach.com/broadband-for-homes>

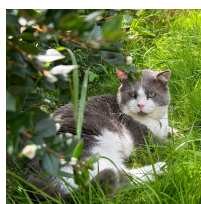
Estate Facebook page

John May set up a West Cliff Estate Facebook page in April 2024. It is independent of the association and has 37 members. John has asked to share this information about the Facebook group *"Somebody normally adds a post every few days on serious or light-hearted issues, ranging from traffic delays, photos old and new, 1930s clothing embedded in the estate's road works, cat spotting, through to a large spider guarding the First Cliff Walk gated entrance, which incidentally is the only road without any members. We would have been heading towards 50 members had I not accidentally declined a few applicants back in July due to a glitch. Please accept my apologies if you were wrongly rejected and apply again. Search 'West Cliff Estate - West Bay' on Facebook to find us or by following the link www.facebook.com/groups/389715660617847. Thank you and I look forward to welcoming you John May (Facebook Group Administrator)"*

Redevelopment of White Wings – Clive will send an update

The owners of White Wings in the middle section of West Walk have advised that demolition of the existing building is scheduled for mid-November as per received Planning Permission from Dorset County Council. Every effort will be made to limit disruption to the extent possible. Obligations with respect to the condition of roads and verges will be monitored by the Project Manager in addition to those incumbent on contractors to and from the site.

Please don't feed me



Hi, my name is Starsky. I have a nickname of 'stomach on legs'. Despite my human folk feeding me well, I do not have an off switch when it comes to food. The trouble is, I have a food allergy and cannot eat normal cat food - I think I'm allergic to the grains in it. So please, despite my cute begging, do not feed me as it will make me sick. Please do not give me milk or cream either as, like all cats and hedgehogs, I am lactose intolerant. Many thanks from me and my humans. 🐱

If you have something you'd like to share with other owners, send In your request to the secretary at mail@westcliffestate.co.uk. Chris will take your request to the committee and if it's agreed, we'll put your item in the next newsletter.

The newsletter is produced 2 or 3 times a year (depending on how much is going on and what the association needs to share with owners).