

WEST CLIFF HOUSE OWNERS' ASSOCIATION

Chairman: Keith Brown

From: Keith Brown Chairman WCHOA Meadow View, Meadway, West Bay, DT6 4HP Phone: 01308-281091 Email: kjb48@hotmail.com Web site: http://www.west-cliff.uk	To: All house owners
Our Reference:	Date:

Dear house owner, another year passes and I put on a few more pounds and lose a little more hair. It seems the number of aches and pains increases the older the 21st century gets. Still, the business of ensuring our estate has few problems appears to be going smoothly.

We have had another quiet year, with no major works to report. There have been a number of minor repairs identified and these are scheduled to be completed before our AGM. The weather rather put the intended start date back and back again. The works include improvements to Hill Rise where the road will deteriorate unless we repair the small holes which have appeared. There are also other small areas on our roads which need attention. All will be repaired. We are also having all road markings re-done. With repairs to some road kerbs, improving some pavements to solve flooding problems in high rainfall, and other small jobs, the works will take a few days. I cannot give a date for the start as it is so dependent on weather conditions, but there will be little disruption.

Having said the works will be completed before our AGM we wish this letter to be early notification of the AGM which will be on 12th April 2018, in the Salthouse at 7pm. Tea and biscuits will be available beforehand. Please do all you can to attend. We need to have a quorum to pass any resolutions. Agenda and accounts to follow.

We have decided to keep the maintenance contribution to £75 (£70 if paid before the end of June) This, plus the acceptance of the accounts are the only motions which need a vote. (Forms attached for postal votes. If you are unable to attend, give completed forms to a committee member or someone who is attending the AGM)

I have received complaints regarding slow progress on building works and house owners keeping campervans and trailers on the road or on drives. I have to re-iterate that unless estate property is being impinged upon the Committee has no power to act, and residents need to show tolerance and understanding. Problems that arise from the non-compliance with Covenants (e.g. Caravans/Campervans on properties) can only be dealt with by the direct neighbours involved, as a Civil Court matter.

I seem to get the same moans each year regarding parking. Please refrain from parking in turning circles; especially on the Cliff Walks and Meadway. Vehicles and trailers left on the road for prolonged periods cause inconvenience and irritation for others.

The Committee has been informed by a Resident on Meadway that the new owners of the caravan park are in negotiations with the council to buy the land at the back of the tourer's park, which is adjacent to Meadway. The council is apparently also "minded" to grant planning permission for them to extend the park into this field. If this happens it will directly affect at least 15 homes which either back on to the field or look out onto it. As the field is higher than the houses, they will lose all privacy and be directly overlooked by campers.

This would also bring with it massive implications for the Estate, West Bay and local services with the increase of traffic and population in the summer months. It may be that this is one occasion where the Association should get involved with planning matters. We will take advice from the members present at the AGM.

Now I must move on to a matter with implications for the future of our Association. Having had a settled committee for a number of years we have major changes for the future. At the AGM I will be starting my 10th year as Chairman. It will be my last. I will leave the committee next year. I feel it is time for a new pair of hands to lead the Association. Nigel Mawditt has agreed to become vice chair and I will be working closely with him with the intention of proposing him as Chairman next year. This should ensure a smooth handover.

Our secretary also has indicated she will be leaving as soon as a replacement can be found. Sarah has kept me focused and organized over the years. I have been very fortunate. She has agreed to work with her successor to make sure the change is seamless.

These are not the only changes. Adrian Chard has decided to leave the committee as road rep for Meadway. I shall miss his commonsense contributions over the years and thank him for all his efforts for the Association.

The final change concerns our treasurer. David will be leaving us at the AGM. I persuaded him to join the committee eight years ago and he has been someone I have relied upon. He has been largely responsible for ensuring the collection of the maintenance contributions has become efficient and less arduous year on year. More than that, he has been a sounding board for me. I will really miss him as a committee member.

All this leaves us with a seriously depleted committee.

We need-

A road rep for Meadway. Duties are – to be a Committee member and deliver newsletters.

A road rep for Upper West Walk. Duties are – to be a Committee member and deliver newsletters.

A secretary. Duties are- to be a Committee member. Producing minutes. Answering correspondence as required.

A treasurer. Duties are – to be a committee member. Keeping accurate income/expenditure accounts. Being a co-signatory for cheques. Paying invoices as required. Co-ordinating the collection of maintenance fees.

We were lucky with David, but there is no requirement to be an accountant, just an ability to add up and subtract and be neat. David has said he will help with the handover so hopefully it will be smooth.

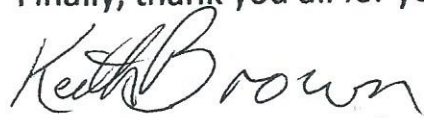
I have to stress that unless we can fill these vacancies the committee will not be able to operate. Neither I, nor Nigel can possibly cover them all. There is a real danger that the Association will have to be closed until a new full committee is established.

Our estate needs this Association to continue, so I urge you to think if you can spare the time to help us all. There are no more than four meetings a year for committee members. The treasurer and secretary have some paperwork but nothing more.

Please, please contact one of the committee to volunteer.

If you have any items you wish to be considered in AOB, please let me know.

Finally, thank you all for your support of our committee this past year.



Keith Brown (Chairman)