

WEST CLIFF HOUSE OWNERS' ASSOCIATION

Chairman: Keith Brown

From: Keith Brown Chairman WCHOA Meadow View, Meadway, West Bay, DT6 4HP	To: All house owners
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Dear resident, this newsletter has a dual purpose. Firstly, it acts as notification of our AGM, which will be held in the Salthouse at 7.30pm on 19th April. We hope to see you there. Secondly, it is to keep you up to date with news on our estate.

I am sure the years are getting shorter. This one is racing away. It seems like yesterday that we were preparing for Christmas and yet, here we are already in the middle of March. Soon we will be thinking of summer.

The year has raced by for your committee as well. We had expected a quiet year after the heavy expense of 2015-16 and so it proved. We made repairs on some roads, notably the Cliff Walks, and reinstatement of some verges. Other than that, there was the general maintenance which takes place each year. This has enabled us to build our reserves to a level where we can look to larger projects in the near future. The quiet year also meant that we only held two full committee meetings. However, there were several e-mail conferences and a number of small group meetings, so I feel we fulfilled our role.

The increased number of building projects on our estate are evidence to the fact that people want to live here and enjoy the wonderful Dorset coast. Everyone wants to make improvements. However, these improvements can cause inconvenience and problems for others. We put parking restrictions on the verge of West Walk because of the damage being caused by vans and vehicles (largely belonging to builders working on the estate). Despite the insistence of one resident that they be allowed to park on the grass, this has largely been successful. Now builders have taken to leaving their trucks and vans on the banks on the other side of the road. There were promises made last year to make good the damage done but nothing happened. Please, please if you are having work done on your property make sure your contractors park in a responsible fashion, not on our verges, and with due consideration for everyone else.

There have been times when it has been difficult to pass safely because of vans and trucks parked badly on West Cliff road. Emergency vehicles would have found it impossible.

I repeat my plea of last year. Everyone living on the estate should use their driveway if at all possible and avoid parking on paths or verges.

Related to this parking problem is the matter of safety. One resident on The Cliff Walks has had her car damaged twice in the last few weeks, probably by vehicles reversing back down her road. She has asked me to appeal for any witnesses to come forward. Also, to stress that house owners having work done, do have a responsibility to ensure their workmen do not treat the whole estate as a building site.

Finally, on this matter of safety, we have had instances of children playing on or around building sites. Please make sure your children are aware that they can be dangerous places and best avoided.

One development we are all happy to see progressing, and where thought was given to parking problems before work started, is Cleveland. The new owners have provided me with a progress report which I thought worthwhile including in this news letter.

“The demolition of the original Cleveland, on the corner of Hill Rise and West Cliff Road, went well after having been standing for almost a century. Care had to be taken to ensure no bats had decided to move in over the winter and thankfully this was the case. The next task was the careful removal and disposal of all the asbestos within the walls, ceilings and roof, which meant the old house couldn’t simply be bulldozed. Once clear of all the old building materials, work could start on the underpinning and strengthening of the northern boundary wall as this was essential to the integrity of our neighbour’s garden and our own foundations. This proved to be a fairly slow process due to the volume of concrete required for each pier, the slope of the ground and the need to ensure each load was completely dry before digging out an adjacent pier. The entire length of the northern boundary has now been completely underpinned to the structural engineer’s satisfaction and we’re about to move on to the more visible task of excavating for the footings of our basement level. Watch this space! “

We have completed the last year of our set works on the estate. We have worked on a three year rolling programme to cover major projects and the last major project was the repair and resurfacing of Meadway. We have several tasks which we feel need to be done but it was thought that you, the residents, might like some input into the process. With this in mind, we would like suggestions for works which will improve the estate for all of us. Just jot them down and pass on to a committee member, or bring along to the AGM. Everything will be looked at and considered, no matter how small.

One or two small points to finish.

We need a replacement Trustee. Mr Allen has decided to stand down and let someone else take the reins. Thank you Julian, I will miss your common-sense contributions. Anyone interested in helping out by becoming a Trustee contact me.

I wish to thank you for your prompt payment of maintenance fees. When I first became chairman it was a struggle and our treasurer was constantly chasing up non payment. David has now told me we had all expected payments in by Christmas. Only two households (both on West Walk) feel they do not need to contribute to the maintenance of our estate.

Oh dear. Reading this through I seem to be grumbling rather a lot. Sorry about that. I am really quite a cheerful man. Have a good spring and I look forward to seeing some of you at the AGM.

Keith Brown (chairman)