

FORTESCUE PARK RESIDENTS ASSOCIATION

You are reminded of the restrictive covenants which attach to all houses on the estate. No extensions, conservatories or other external alterations are permitted without the prior written consent of the Residents Association.

MINUTES OF THE 2010 ANNUAL GENERAL MEETING OF THE FORTESCUE PARK RESIDENTS ASSOCIATION (FPRA) HELD ON MONDAY 10TH MAY 2010

In attendance: 30 residents, including 6 Committee Members

Charles Owens, Sue Kidger and Ann Duggan sent their apologies for not being able to attend

1. Minutes of the Last AGM

The chairman Giles Norman formally welcomed everyone to the meeting. The minutes of last year's meeting had been circulated to every household on the estate and they were formally accepted by the meeting.

2. Treasurer's Report

All attendees were provided with a copy of the latest FPRA accounts for year ending 31.12.09 and the 2009 accounts were formally accepted.

The Treasurer reported that the reserves carried forward were in excess of £20,000 – approximately the same carry-over as the previous year. This build up of funds has taken around 10 years and is essential to have available for urgent repair works. The funds to date stand at over £ 30k based on diligence, chasing debts and good housekeeping. The main expenditure in 2009 was due to the entrance signage, replacement of 8 gates around the estate and reparation to paving (thanks to John Walsh) - all generally one-off costs. The signage at the entrance to the estate is the first addition to the estate in over 10 years and special thanks was given to committee member Giles Norman, who has put a great deal of time and effort into this feature and has done a great job. The treasurer raised the issue of the residents who have not paid their fees for several years in some cases – around 6 houses. These residents benefit from the enhancements to the estate but refuse to contribute. We know who they are and in most cases they will have a large bill to pay should they sell their house. One resident suggested charging interest on these outstanding amounts. It is also to be remembered that the committee is made up of volunteers who are unable to spend a lot of time pursuing the non-payers. The treasurer reported the amount collected for outstanding amounts from 2003/2008 in 2009 was £3,714, however we did write off £919 in bad debts due to 'statute of limitations (6 years)' and residents only partially paid during the year of move. The committee will continue to pursue bad debts and have collected £2,274 in 2010 that relates to outstanding amounts from 2008 & 2009.

3. Budget and Maintenance Fee for 2011

It was decided at the meeting to delay the decision regarding the maintenance fee for 2011 based on whether we need to build in a budget for the drainage/sewage problems around the estate (more on this later)

4. Gardens Report

The gardens report was delivered by Betty Wood.

- Gavin Jones continue to do an excellent job in the gardens and have been re-appointed
- Grass is cut weekly in the summer and every few weeks in the winter – some grassed areas to be replaced with new grass (this has now been completed).
- A new mature western cedar has been planted on the estate to replace a lost tree as planned and the silver birch on Wellesley Road is to be replaced and a further one added.
- More plants have been ordered for around the signage but we are waiting for light to be installed prior to planting (we discovered a manhole cover obliging us to rethink the lighting)
- Soil quality is being improved around the estate and the trees are all being maintained at a cost of between £300-£400 per tree. This is our legal obligation.
- Betty, with the help of other residents, has chosen the summer plants.

- Residents who have any issues with any communal area of the estate should speak to Betty at no 56 and she will do what she can within the restrictions of the budget.
- Betty reports that there has been less incidences of dog fouling on the estate
- Betty requests that residents assist with new planting of trees and shrubs by watering those close to their homes especially during the summer months. Can the plants around the entrance signage be watered occasionally by residents living close by?
- It was noted that it is essential to keep alleyways free of rubbish not only for aesthetic & health reasons but also to prevent a fire hazard and residents are asked to be mindful of this.
- It was noted that the gardens are looking very good and thanks was passed to Betty

5. NEIGHBOURHOOD WATCH - Charles Owens

- Giles advised that Charles attends all the police liaison meetings and the South Twickenham ward appears to have the lowest crime rate in the area. Neighbourhood Watch window stickers are available from the committee.

6. RESIGNATION OF TREASURER

Our wonderful treasurer, Graham Jackson, who has in fact already moved from the estate, submitted his resignation and it was formally accepted. We are delighted to appoint Ray Wood at no 56 as the new treasurer. Ray is returning to the post after a 15 year absence. Graham told the meeting how much he had enjoyed being involved as treasurer and thanked everyone for their support.

7. RE-APPOINTMENT OF DIRECTORS

All current directors were re-appointed with the exception of the outgoing treasurer

8. AOB

E.mail - please let us have your email addresses sent to the address below and we can even try to send annual invoices by email in the future. We are still progressing the launch of a website. **Email us on:** fortescueparkresassoc@yahoo.co.uk

BBQ & Jazz event - we will be holding another event on the 18th July commencing at 13.30 – bring food and a BBQ if you have one or contact Giles at no. 62

Flowering Fortescue Park – we are holding this competition for a second year running and there are prizes awarded to the best front of house displays.

Drains - Several residents have recently suffered unpleasant problems with their foul water drains. The drains are around 40 years old and are basically too narrow for current usage. Thames Water accepts no responsibility up to the public high way and are the joint responsibility of the householders who enter that drain. We have ascertained that the drains are not the responsibility of the FPRA however we are looking into the feasibility of having a survey completed of the whole estate to pinpoint problem areas and possibly even an insurance quote which may be added to the annual maintenance fees. It is essential that the drains running in front of garages are kept clear from debris. Root intrusion has been found by some householders but the responsibility still reverts to the householder by law.

Residents Request – Michael and Renate Hutchinson, residents of FP for over 27 years at number 44 asked the AGM for some time to present their case regarding the possible building of a lift shaft on the side of their home to improve the life of their 21 year old daughter Tamara. She has been a quadriplegic from birth and clearly it has become more difficult for her parents to carry her from the house. All options have been investigated including moving house but the whole family very much wants to stay in their current home. They presented drawings of the possible lift shaft which would be built on FPRA land attached to the side of their house and is intended to be as unobtrusive as possible. Trees would be protected and legal costs covered by them. Giles commented that we have made some investigations with the solicitors to see what process would be required by law to gain the approval of residents and the change

in the covenants. The question regarding precedent was asked but this is clearly an exceptional case based on humanitarian needs.

Committee members Ray Wood no 56/ Giles Norman no 62/ Vanessa Cozens no 6 /
Charles Owens no 74/ Betty Wood no 56/ John Walsh no. 121 /
Clare Marsden no 91