

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 2011 ANNUAL GENERAL MEETING OF THE FORTESCUE PARK RESIDENTS ASSOCIATION (FPRA) HELD ON MONDAY 23RD MAY 2011

In attendance: 27 residents, including 7 Committee Members

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.

1. Treasurer's Report

The Treasurer reported that 57% of the income generated is spent on the gardens. There is also an amount of money held back which makes up for the deficit from 2009. It is essential to have a reserve in case of emergency work needed on the estate. The insurance we have covers the communal walls and we have liability for workers contracted by FPRA. We have a healthy balance having reduced outstanding debts owned by residents during 2010. There are just 4 residents owing 75% of the debts and we are investigating ways to retrieve this funding for the estate. Residents asked the question as to what we were doing to obtain the monies owed and why we can not 'name & shame' residents who do not pay their fees. The treasurer pointed out that this was not conducive to the good atmosphere of the neighbourhood. The actual number of houses owing monies has been lowered and in fact over 60% of the annual income has been received (not including standing orders). The treasurer also advised that two payments had been sent in without stating which house it relates to. Reminders will be sent out and those paying using old standing orders are advised to make the necessary change. Share certificates are required upon house purchase but very often the solicitors do not attend to this however the liability remains as a debt.

2. Maintenance Fees for 2012

The fees are currently £240 per annum (reduced to £220 for prompt payment by March) – it was proposed and agreed by the meeting to maintain this fee for 2012 despite inflationary pressures and increased costs of gardening. We would urge residents to pay correctly and promptly to help us to keep the fees down.

3. Gardens Report

- New team at Gavin Jones continue to do an excellent job in the gardens working on a weekly basis generally planting, clearing, and tending and watering (where hydrants permit). Also organic fertilizer recently spread.
- Planters have been spruced up with new shrubs
- Suggestions requested for grassy area badly damaged by ball games – planters or new grass seeds – which will need constant watering to be successful. Cost of replacement grass is excessive. Parents are once again requested to give guidance to their children regarding the avoidance of damage to plants and grass on estate which we are all paying for.
- 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 incidences of dog fouling on the estate are on the increase causing a danger to children at play and an unpleasant environment for our gardeners.

- It was noted that some alleyways are still blocked or partially blocked with garden refuse etc. This is a hazard and for health and safety reasons the alleyways must be kept clear. Residents using the alleyway between houses 21 to 23 are requested to take measures to clear this alleyway.
- Betty mentioned that some residents occasionally request the gardeners to carry out work on their specific gardens – can you please ensure this is not on FPRA time.

It was noted that the gardens are looking very good and thanks was passed to Betty

4. Neighbourhood Watch - Charles Owens

- Charles attends all the police liaison meetings and the South Twickenham ward continues to have the lowest crime rate in the area. Neighbourhood Watch window stickers are available from the committee. There have been reports of a man seen entering garages and houses where doors are left open – please be vigilant and contact our local police sergeant Nadal on 0300 1212 should you have any concerns or note the licence plate of any suspicious vehicle.

5. Improvements to Estate

Railings around grassy areas of Wellesley Road – we felt the need to demark the land around our estate and to try to lessen the use of these grassy areas in particular by dog walkers and subsequent fouling. The timber is rough but quite substantial and should be a minor deterrent. There have also been incidences of schoolboys using the area down the main alleyway for urinating. The rail is to run down the length of the alleyway but we have had to re-think the positioning since most of the main services are located under the grass in the area.

We are also close to finding a solution to lighting the entrance plinth.

New signage will be installed – one slate sign at the entrance to FP by the Loch Fyne Gate and on the gate there will be a 'Residents Only' sign. Also under the current slate signs we are installing discreet signs stating that FP is a private estate. Currently we have no confirmation to non-residents that Fortescue Park is a privately maintained estate.

We continue to replace and repair communal gates when required. Please contact one of the committee members for any faulty gates. Also please do not put locks on gates since this is a safety hazard.

6. Launch of FPRA web site

We are pleased to announce that we now have our own website www.fortescuepark.co.uk which gives all our residents useful information on living on the development, our history, recommendations for tradesmen, notifications for upcoming events, etc. Any suggestions for additional information or improvements to actual information would be very welcome. Please contact Clare via email or telephone. If you would prefer to receive future copies of minutes or newsletters etc by email please let us have your details.

7. AOB

Drainage problems on estate

Charles has been investigating this issue together with AA Drainage and there are four main issues

- Road drains are all quite blocked and we have requested the council (whose responsibility it is) to make good. They have agreed to this and this will be carried out shortly
 - Top end of estate has never been adopted by Thames Water and there is no surface drainage. Law is due to be changed in October 2011 and Thames Water will be forced to adopt the remaining homes.
 - Many of the gutters in front of the garages have never been cleared especially the old style ones which still have tarmac driveways. This means the drainage water cannot clear and will be the cause of garages becoming flooded during periods of heavy downpours. It is the responsibility of each homeowner.
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- There are signs of blockages in the foul water drains and some houses have experienced very unpleasant situations with sewage coming into the garages.

We are recommending that AA Drainage provide a camera survey of the drains for the whole estate and also a clearing of the gutters which will be funded by FPRA. Any subsequent work required will be the responsibility of each resident. Motion carried by those attending meeting.

Crumbling Front Steps

Some residents are noting that their top front step is beginning to crumble to various degrees and some are even showing exposed metal. There are various solutions but we consider it important to have a common solution in keeping with the estate. We will be putting suggestions on the website.

Bunting

We are delighted that many residents liked the bunting and our thanks goes to those brave enough to assist in the hanging of the bunting on the lampposts. We didn't have quite enough to go around but will be investing in a little more so that we will be ready for the next events which will include the Diamond Jubilee and the Olympics.

BBQ & Jazz event - we will be holding another event on Sunday 17th July commencing at 17.00 – bring food, drink and a BBQ if you have one or contact Giles at no. 62. More details to follow and please check website.

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

Residents Request – The request from Michael and Renate Hutchinson for the possible building of a lift shaft on the side of their home to improve the life of their 21 year old daughter Tamara has not been progressed any further. Legally it would be extremely difficult if not impossible to approve.

Our community postman – there has been considerable support and outcries over the transfer of our lovely postman Mick Pettifer from our area after 27 years! We have already written to Royal Mail on behalf of the residents and we are hopeful he may be able to return but meanwhile please write in directly to:

Mr A Edwards
 Twickenham Delivery Office
 Erncroft Trading Estate
 Rugby Road

TWICKENHAM
TW1 1AQ

Also one of the residents has stated he will collect signatures from around the estate.

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