

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 2014 ANNUAL GENERAL MEETING OF THE FORTESCUE PARK RESIDENTS ASSOCIATION (FPRA) HELD ON MONDAY 12TH MAY 2014

In attendance: 35 residents including 7 Committee Members
Two representatives from South Twickenham Police

The chairman Giles Norman formally welcomed everyone to the meeting and introduced the members of the committee.

Treasurer's Report

The Treasurer, Ray Wood, reported that 80% of the income generated was spent on the gardens and 15% on repairs and maintenance. The remainder was spent on insurance, professional fees and administration and banking fees. Ray advises that the balances are both adequate and healthy. Only 3 houses have not yet paid their fees (one for over 2 years) and Ray will be taking legal action if necessary. However, the outstanding debt figure is very low compared to the last few years. The Treasurer was requested by residents to extend the information provided on the pie chart so that they can clearly see the expenditure in sterling not only in percentages. The treasurer was also requested to make the annual accounts available on the website and this was duly noted. Ray also has managed to maintain a good level of sinking fund in case of emergencies.

Ray advises that we keep well informed regarding the sales of properties on the estate who are in arrears and when necessary contact the relevant estate agents and solicitors to hold back the sale.

Maintenance Fees for 2015

The fees are currently £270 per annum (reduced to £240 for early payment or by Standing order) – Ray proposed we maintain the same amount for 2015 and this was seconded by the residents.

Gardens & Communal Areas Report

Betty Wood advises that Gavin Jones continue to do an excellent job in the gardens working on a weekly basis but they have a limited period of time and cannot do everything. They are good value for money and have improved the area around the St. James' school entrance. Betty spends one or two hours every week walking around the gardens checking on the trees and planted areas. She advises that many of the trees are very mature and branches often fall down and need constant review. We have many Tree Preservation Orders around the grounds – mainly at the Hampton Road end.

A question was asked regarding the land between the Hampton Road and the wall of the estate – whether this land could be incorporated into the grounds of FPRA. However, it was felt that the cost of removing the wall, putting up a new fence etc would be prohibitive. Also Betty did not believe we could grow anything in this area – it is used by children as a play area. We solved part of the problem with the land backing onto Stanley road by planting many bushes but along the Hampton Road the area lacks light due to all the trees.

Charles also mentioned that some years ago the committee had to spend quite a large sum of money replacing/strengthening the walls (approx. £18k). There is a section of the wall by no 33 which needs repairing currently (approx. 10ft panel)– caused in the main by boys climbing over at this point to enter the playing fields out of school hours. Lloyd tours the walls regularly to ensure they are in good condition and we are in the process of obtaining quotes to solve this wall damage. We will also be writing to the school to request a contribution to the cost of repair.

A question was asked regarding the road sign at the entrance which is covered by a tree -Betty Wood advises that the gardeners made a mistake with the cutting back of this last year and will see if we can find a solution for this.

Ray advises we are contracted to Gavin Jones for the majority of the garden work and we use The Tree Company for maintaining the trees as and when required. Generally there is a plan of action for a year for the tasks needed.

Residents are encouraged to contact Betty at no 56 (email to FPRA) and not the gardeners themselves if they have any gardening issues and she will do her best to accommodate them.

It was noted by several residents that the gardens look lovely and are often commented upon by visitors to the estate. Our thanks passed to Betty.

The appointment of Gavin Jones was proposed and seconded

Neighbourhood Watch & Policing - Charles Owens

Charles Owens attends all local meetings on behalf of the FPRA and advises that the Safer Neighbourhood Team do a good job – when they are permitted to be here due to staffing problems. The crime rate is in general very low in our vicinity – mostly cars, garages and sheds being broken into. However, one man has recently been apprehended and has admitted to over 240 crimes in the borough.

PC de Cruz confirmed the above and advised us to: keep your garages and vehicles locked, don't leave keys visible inside your homes and do take the registration number and photos of any suspicious vehicle and report to us (Charles' at no 74) or to the police (non-emergency no 101). Make sure you have good locks and keep lights on at home. There has been a spate of break-ins to BMW's in particular. Contact details are: 0207 161 9481 or email SouthTwickenham.SNT@Met.Police.UK

Charles is trying to obtain up-to-date stickers for Neighbourhood Watch and there are signs up on lamp-posts

Charles also advises that there is no legal obligation on behalf of a resident to return balls which go into their gardens.

AOB Parking on estate roads - Residents commented upon this issue with special concern at the poor parking on the estate corners. This can be very challenging for larger vehicles, emergency vehicles and delivery vehicles. Giles commented that the ultimate sanction is requesting the council to put yellow lines/ parking restrictions etc. However, most residents are opposed to this and it was mentioned that contacting the parking enforcement team can give our roads a reputation for a place to pick up an easy fine! The same applies to white lines for pavement parking and more signage – do residents want this? There has been much discussion about making the whole of Strawberry Hill a 20mph zone but it was commented that this is actually too fast for Shaftesbury Way.

It was also mentioned that vans parked on either side of the SW entrance made it very difficult to get out of the estate safely. We can only encourage considerate parking by the residents, their visitors and their service providers.

Refuse Collection - Giles asked if all residents were aware that the refuse collectors do collect your rubbish from the cupboards under the stairs – there is no need whatsoever to put this rubbish out on the driveway or street. We have a problem with foxes on the estate looking for food and according to one resident they are becoming daring and are breeding. It was requested that residents should not leave food out for foxes.

Dog Fouling – It is to be hoped that residents of FP do not allow their dogs to foul the community gardens but please be vigilant. One resident suggested that putting pebbles down is off putting to dogs.

Driveways – there have been complaints regarding some residents' driveways and the committee asked that residents do not permit a build up of unsightly waste material as a courtesy to neighbours and to maintain the high standards of the estate.

Crumbling pathways - Some residents are discovering a problem with their pathways and one resident has offered to investigate and try to find a solution for a builder to work on all the pathways for a good price. Please contact one of the committee or email us to add you to the list if you are interested. Some residents have tiled their paths to solve the problem. If the steps need to be re-pointed Charles recommends painting inside the cupboard to prevent leakage with 'elastic bitumen sealant'.

Summer BBQ & Flowering Doorstep competition - weather permitting it is planned for Sunday 13th July when we will also present Squires vouchers for three winners

House prices - Vanessa commented that prices are moving upwards – as they should and that residents should not be taken advantage of when selling. She is constantly in touch with estate agents to ensure we obtain a fair price for our properties.

Improvements suggestions: A repeated comment from one resident to circulate request sheets to residents. The committee apologies for not having actioned this after the last meeting. We will be discussing with our website provider a good way to do this but alternatively please send your suggestions/recommendations to our email address or drop a line to any one of the Committee members.

Covenants – A resident asked when did the covenants move from Focus 21 to the Residents Association – this was in 1972. Also a question was raised about making the Memorandum and Articles of Assoc available on the website. We will look into this at the next committee meeting and meanwhile any resident can request a copy from Clare at no 91.

Drains – A question was asked about the drains and Charles confirmed that any problem inside the walls of their properties were down to the residents and any outside were the responsibility of the Council for surface water and Thames Water for foul water drains. After FPRA paid to have the surface water drains cleared a couple of years ago there has been no problem with them flooding – however we are still awaiting a response from the council for recompense. Mr Porter will ask his colleagues to look into this.

New drives – A resident requested information about this and Lloyd will respond with a recommendation

Election of Committee: All the current members agreed to continue and were formally re-elected.

Committee members Ray Wood no 56/ Giles Norman no 62/ Vanessa Cozens no 6 /
Charles Owens no 74/ Betty Wood no 56/ Lloyd Reynolds no 6b
Wellesley/ Clare Marsden no 91

HYPERLINK "<http://www.fortescuepark.co.uk>" www.fortescuepark.co.uk

Parking

To echo the points made in the AGM, please can all residents and their visitors park considerately, ideally off-road in drives and garages, but where it is necessary to park on-road, in a position which does not inconvenience your neighbours or other road users, especially near the corners of roads on the estate.

We have many large vehicles which need access around Fortescue Park: a constant stream of delivery and grocery vans, accessible transport buses, Friday's refuse and recycling vans, tradesmen's vehicles, the occasional ambulance and hopefully no fire engines.

When you park, please ensure that these vehicles are able to negotiate their way around the estate. Don't forget that there is additional parking in Wellesley Road and don't please make us a "soft target" area for Parking Enforcement Officers!!

Thank you on behalf of all Residents,
FPRA

Ideas to Improve Fortescue Park

We'd love to hear from you on how you think the Fortescue Park could be improved.

Drop us an email on *HYPERLINK* "<mailto:fortescueparkresassoc@yahoo.co.uk>" fortescueparkresassoc@yahoo.co.uk, contact any of the FPRA Committee members on the list in the AGM Minutes or write your idea below and drop it in to Giles at No. 62.

If your idea sounds promising, we'd love to hear more detail from you at one of our monthly committee meetings. (Please bear in mind that we only own the "green areas" and not the roads and pavements!)

Many thanks!

_____ ✂ _____

Idea to Improve Fortescue Park

Name: _____ House Number: _____ Wellesley/Shafesbury

My idea is: _____

Contact (phone/email/etc) : _____

(Once completed, please drop this in to No.62)