

# 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 2018 ANNUAL GENERAL MEETING OF THE FORTESCUE PARK RESIDENTS ASSOCIATION (FPRA) HELD ON MONDAY 11<sup>TH</sup> JUNE 2018

In attendance: 39 residents including 8 Committee Members

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

### 1. Treasurer's Report – Mike Dennis

The Treasurer, who took over the responsibility in January this year, advises that the 2017 accounts are not fully audited as yet. He confirmed that 99% of the fees from 2017 were collected with a small debt carried forward for collection this year. All attending were given a print out with the cash flow for 2017 and YTD 2018. This shows that 72% of fees have been collected to date and the remaining amount is already accounted by Standing Orders in place. 91% of the income generated during 2017 was spent on the gardens and on repairs and maintenance. We expect to maintain a sinking fund of around £80k to address any unexpected expenses such as large tree removal, requiring road closure and also any further developments with the wall issue.

### 2. Maintenance Fees for 2019

It was proposed that they remain at £330 with the early payment discount of £30.00. Proposal accepted by meeting

### 3. Gardens & Communal Areas Report – Christine Ryan

Work done over past year - huge quantities of ivy removed, many shrubs and trees hard pruned to renovate and promote the vigorous growth we are now seeing. There are still some beds to clear but making good progress. The sleepers have been used in two places to allow planting where the sloping lawns made this impossible.

We carried out the annual tree inspection and removed two dead trees and most of the tree work had to be done on the Hampton and Stanley Roads. Sadly since then the Pride of India which is the lovely tree over the plinth on the entrance to the estate has died and we are happy to look at all suggestions for a suitable replacement .

We have improved the patch of uncultivated soil at the top of the bank with plants that will attract bees and butterflies and with your help built a bug hotel and planted around 400 daffodils and tulip bulbs. Summer bedding is completed and we very much rely on residents to give them water if in the vicinity of your property. Please do not assume someone else is watering them – best times are in the evening or when sun is off the planted area.

We have entered the Richmond-in-Bloom competition again this year and the judging will take place in week 30 Jun to 6 July - will post our date when known. We shall be judging our own Blooming Doorstep event during the week of the 9th July so do the best you all can.

Future Projects include the large bed outside nos. 73/75 and also 52 and at side of 115. Some more clearing and tidying to be done outside wall on Stanley Rd and pruning of tree behind nos 91-93. Also ivy clearance to the right of the bank. Clearing the side and back alleys.

Gavin Jones has been taken over by a company called Nurture Landscapes Group – Ryan has moved on to other responsibilities and Sam has taken over and seems to be thriving.

A resident raised neglect of some areas around the estate but Christine advises there is a programme for the whole estate.

A resident raised the issue of benchmarking of garden contracts – this is carried out on a two yearly basis and will be carried out at the end of this year in view of the change of ownership. Gavin Jones has always come up favourably in the past. The cost of shrubs will go down as we move forward and replace old shrubs.

A resident raised the issue of the recycling debris and hopes that the gardeners will continue to work on Fridays since they do clear up after the collections. It was mentioned that Richmond Council supply nets for the recycling bins.

It was noted recently that the term 'award winning gardens' was used in the sales information used by the estate agents.

#### **4. Neighbourhood Watch & Policing - Charles Owens**

Charles advised that the NW does not cost the estate any money since his time is voluntary. NW focus on the residents rather than the shareholders and if anyone has any crime to report contact Charles directly. A lot of information comes from the meetings that Charles attends on our behalf and it is clear that there is very little crime on our estate. The additional gate on the estate was erected as an additional deterrent. We have looked into CCTV but the layout of our estate does in fact deter burglaries. He advises that four boroughs have merged into one for policing purposes but there are two remaining police dedicated to South Twickenham. He also plans to step down as the NW representative so anyone who would be interested please contact the Association.

#### **5. Strawberry Hill Residents Association affiliation**

Our new representative is Sam Kamlah and it was agreed at this meeting to become an affiliate at a cost of £500 per annum as a corporate member. We as residents are automatically members when we live in the Area but this will assist the organisation to guide the improvements to the station etc.

#### **6. CPZ**

The results are not as yet available from Richmond Council and it was advised there has been a challenge to the CPZ decisions so nothing is expected until September. It is not a FPRA decision but we could coordinate views going forward.

#### **7. Covenants and Extensions**

Giles advises that two pieces of work have recently been carried out – one by Rachel and Harry Davis and one by our chosen solicitor.

We asked our solicitor the question - Who is the successor to Focus 21? What does it actually mean? The answer was that the Transfer Document makes it 100% clear that every shareholder is a successor to Focus 21 and therefore every shareholder would be required to agree to implement any change in the covenants.

A resident queried the covenant documents and we have agreed to find a clear copy and scan to website.

Harry Davis suggested that the house prices on FP are kept low because we do not have the possibility currently to extend and most especially since the lapse in the building regulations. He proposes preparing a statement of what we can and cannot do and to close any existing loopholes – windows in garage doors etc.

Harry will seek advice at his own cost and document areas where the whole estate could benefit and will revert to us in September.

Much discussion followed this as some parts of the estate would have a low impact and others a high impact if extensions were permitted universally albeit with a controlled and agreed structure.

Giles re-enforced the challenge that 113 shareholders must all agree.

**AOB** : Paper newsletters may be better than emailed ones with regards to the new Data Protection Regulations. We will also publish on our website . Meanwhile the committee will work on the Data Protection to ensure We are within the laws with the information we store.

Community Events – Paul advised the Big Lunch was a great event and well attended and hopes for the Same on 2<sup>nd</sup> September for the Annual BBQ.

Bunting is coming down this week and will be reinstated for August up until the BBQ.

A resident commented that the Facebook page was a very useful and informative tool – thanks in the main To Paul and Jo.

A final note to PLEASE WATER PLANTS!

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

Committee members : Giles Norman no 62/ Vanessa Cozens no 6 /  
Charles Owens no 74/ Christine Ryan no 49/ Lloyd Reynolds no 6b  
Wellesley/ Clare Marsden no 91 /Paul Butler no 21/ Jason Malaure no 33/  
Mike Dennis no 85

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