

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 2019 ANNUAL GENERAL MEETING OF THE FORTESCUE PARK RESIDENTS ASSOCIATION (FPRA) HELD ON MONDAY 13TH MAY 2019

In attendance: 27 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

Our Treasurer advises that the 2018 accounts are fully audited and on the website and will be filed as soon as permitted. All attending were given a print out with the cash flow for 2017 and 2018. For details of this please see our website. He commented that £33k receipts in income is the norm annually if there is no debt collection. The main expense, Gavin Jones, was higher in 2018 due to increased hours. The average net amount we add to the sinking fund each year is £5k. Debtors are down year on year and there have been some overpayers. Please do check how much you are paying by standing order and the invoice details to see if there are any gaps. Overall, we are in a good position financially.

A question was raised as to the aim of the sinking fund – Giles explained the aim is to have at least two year's worth of payments from annual maintenance fees as a sinking fund in the bank at all times. We are comfortable with the current level.

2019 – 60% of our income is already collected – for those who did not pay prior to the end of March the discount is not applicable. 50% of residents pay in one lump sum and this helps us to manage the expenses.

Expenses are higher this quarter due to the change in gardening contractors to Thorburn but it is hoped the improved quality of the work is also noted. The treasurer advises that there is no expectation to add to the sinking fund this year. A question was raised regarding how much of the sinking fund is reserved for the wall reparation. Lloyd advised that the quotation was circa £110k and we cannot insure the wall. However, areas where the wall required attention have been dealt with. Liability for tree damage is also required.

2. Maintenance Fees for 2020

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

One of our residents, Sue commented that the estate gardens are looking the best they have ever looked and complimented the gardening team comprised of Christine, Paul and Vanessa.

Christine advised that a tender process was held and the new contractors Thorburn were chosen after a thorough selection and some tough negotiating. We have the same staff working on the gardens each week, they are getting to know the gardens and spend 16 hours per week.

The trees cost well over £2k just for annual maintenance. The cedar tree on the top garden will need branches trimming at a cost of £750 for example. This particular tree is subject to a TPO and we are still awaiting council approval after three months.

Grass around the estate is being treated and will be re-seeded where necessary. The area close to no 52 is being re-planted. There is new turf in the area close to the Loch Fyne gate and this will also be filled with bulbs in the November planting.

Shrubs and hedges lost to a moth epidemic will be removed and replaced. Thorburn will be re-designing the area around the plinth and ivy is being cleared from around the estate.

The Richmond in Bloom will take place during the first week in July and help will be needed to water bedding plants especially if there is little or no rain. If no one is prepared to volunteer then we will cut back on plants.

A resident commented that the walkway through to Wellesley Road is looking lovely and the grass remains undamaged. Some discussion about children having dens and this was deemed to be acceptable if just using light cardboard and removing all rubbish afterwards.

4. Neighbourhood Watch & Policing - Charles Owens

We are advised that it is difficult to obtain data on local crime and the area is very short of constables. Vehicle crime remains the only problem and especially if residents leave their cars open. But the main culprit was apprehended on the estate thanks to some vigilant neighbours earlier this year and is detained in prison. Charles meets regularly to discuss issues concerning drainage, roads, CPZ etc and is happy to take up any issue with the local council.

5. Strawberry Hill Residents Association affiliation

We are affiliated and make a contribution of £500 per annum. It was voted that we continue to support the SHRA

6. CPZ

We are still in the six month consultation period and it is important to write to them at: shdesign@richmondandwandsworth.gov.uk if you wish to comment on the length of time of the CPZ, the enforcement officers, visitors parking permits (we are required to use two per day).

The corners of the roadways appear to be clearer as commuters are absent. Residents are parking more on their driveways although some do experience issues with the shape of their driveways

7. Community Events – Paul advised the summer BBQ will be on July 14th from 2pm and we will provide rolls, Condiments, the BBQ and some fizz. It was also suggested that we make it a French Theme as it falls on Bastille Day.

Vanessa advises the Flowering Doorstep competition will continue this year – there were 10 winners last year and the new winners will be announced at the BBQ.

8. Re- appointments

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

AOB : A question was raised – any feedback on the covenants discussion of last year. The answer was that we have received no feedback.

A question regarding solar panels was raised : what is the view of the committee? It should be sympathetic to estate. It was commented that the roofs are not that strong and the weight is possibly too great until new technology is developed. Residents suggested an approved style for the whole estate but it was mentioned that technology is moving so fast that what could be approved in year 1 may be already out of date by year 3. Something to think about.

Charles mentioned that when Thames Water was working on some areas of the estate many years ago and was forced to dig up drives the option was given to residents what sort of replacement driveways they would like and hence the variations. Paul at no 21 seems to have found a good solution to prevent his front steps from crumbling.

Committee members

Giles Norman no 62/ Vanessa Cozens no 6/ Christine Ryan no 49/Charles Owens no 74/ / 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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