

Summer 2021 Newsletter



Well, summer did finally arrive and we all waited a long time! Let us hope that the present sunny weather continues & we can enjoy this beautiful outdoor landscape we live in for the rest of the year.

Environment

What is happening on the development?

Nurture are now back mowing lawns, and Paul is hoping to find an assistant who will work with him on the gardens – like many companies, Nurture are experiencing challenges in finding new staff, so Paul is still often working alone.

He loves receiving a 'hello' & a 'thank you' (as some residents already do) & even a congratulations on doing a splendid job.

Areas where there are landscaping issues have been highlighted & are on the list to be done. If you notice anything please report it directly to Hayley Downey, our property manager, & she will pass on requests to Nurture.

Cleanliness

Certain bin collection areas continue to give us a headache, largely because of volume & also lack of care. Anyone can use any bin area, so if one is full to capacity you can search out another near to you. Abiding by the council rules to use the correct colour of bins & dispose of all waste, properly bagged is everyone's responsibility.

The Oakley Wood waste recycling centre is 10 minutes away. Please take items that cannot go in a bin to the tip yourself as leaving them on site means all residents pay for the careless behaviour of the minority, which is not fair.



CMMC



Speed Awareness

We continue to observe far too many people speeding on the development which together with careless parking in some areas, are causing safety issues for both drivers and residents.

Please can we ask that you watch your speed on the development & where you park your car – schools are soon breaking up which means the development will be full of children playing. Please always use your allocated parking space for parking & observe the areas where there are No Parking signs (which means the whole of that stretch of road or wall not just where the sign is).

A couple of our problem areas where residents are often parking in non-designated parking spaces are around the cricket pitch and the Ox Shed Café. The spaces on the link road are designated parking for the Cricket Club & The Great Hall – as there are a lot of activities for these two community buildings visitors attending these activities have priority to park in these spaces.

On occasion the area around the Ox Shed has had a lot of cars parked on the road and in front of the flats e.g. Saturday morning for collecting the lovely baked goods. There are designated visitor spots for the coffee shop in the area opposite the shop and two visitor spots close by. If these are occupied the layby on the main road can be used for parking as it's a short walk for coffee and goodies.

OUT OF OPENING HOURS – the Ox Shed is happy for residents to use these parking spaces as long as they are vacant when they are open (0830 Monday to Friday and 0930 Saturday and Sunday). Please be considerate and appreciate this generous gesture. The Ox Shed team are so friendly and helpful, we are lucky to have this café, and give us all a lovely venue even when the weather is inclement!

Dog Owners

Please be aware of others. We love seeing all the dogs enjoying the spaces, but please make sure your animals are behaving well around other dogs & humans. Reminder: dog poo needs collecting in appropriate bags which must be taken to the appropriate bins (black or the designated dog waste bins) or take them home with you to dispose of in your own bins.

New Owners



We mentioned in the Spring newsletter, that we are working on a New Owners pack. This is a complicated site for new arrivals & we have been piloting the pack with a few new owners to ask them to let us have their feedback so we can make any final adjustments. If you are new to the development and would like a copy of the New Owners Pack please email us & we will arrange for a pack to be sent to you when completed. In the future, we plan to make this pack available on our website to download.

Electric Car Points

You will soon be receiving a letter providing you with details of how to access our annual Resident Survey.

In this year's survey we have included questions to gauge residents' interest in electric cars. The purchase of electric cars is continuing to gain importance, now & in the coming years so the provision of charging points is an area of priority for our future strategy.

Your comments will be very valuable as the CMMC engage in dialogue with companies to discuss the various possibilities for the development.

As you are no doubt aware, you must approach First Port before doing any alterations to the outside of your house, & that includes the possibility of a charging point which also requires permission to be installed.

We have guidelines for the development in terms of the type of charger, location & safety – please contact First Port if you are considering purchasing an electric car & want to install a charging point.

Stay in Touch

Remember to visit our website for more information. You can always reach Hayley Downey, our First Port Site Manager by emailing her at help@firstport.co.uk

The CMMC Board continue to have regular meetings, so if you want us to include anything on our agenda, please send us an email.

We hope you have a good summer.



Volunteers & Board Members

First Port manage our development & CMMC liaises very closely with them to ensure the efficient running of the development. We continue to welcome volunteers to help with the activities associated with running & improving Cholsey Meadows for residents.

A number of Directors have been working voluntarily on your behalf on the management company for a number of years. For a couple of our Directors their 'day jobs' have large projects which require their full attention, leaving them no time to devote to this role.

The input of new ideas & experiences are so important to the running of the development. There are non-Director volunteer opportunities & if you wish to be a Resident Director this is a voluntary role which includes a monthly Board meeting and, if you wish, working on a priority project that is of interest to you. With new Resident Directors it means less work for all & a better environment for us all to live in.

If you would like to know more & are willing to help in any capacity, please get in touch

TV System

This communal system is a problem for parts of the development, however, CMMC are in dialogue with experts to seek a solution that will give a better service to all. Sadly the problems go back to the original build as we have identified issues with the original installation that were substandard. We will provide further updates once we have more information & in the meantime we will keep the system running.

Litter Pick

Along with the CCDT, we supported The Great British Spring Clean and did a litter pick on the development with fellow residents. We would like to thank all the really motivated individuals that continue to make their litter picking without any prompting and that made our job much easier!

We would also like to highlight Hannah Raby (who lives on Cholsey Meadows) & Zaira Boyd from The Downs School, who have been working for their Bronze Duke of Edinburgh award by litter picking as part of their community project – thank you.

