

Autumn 2021 Newsletter



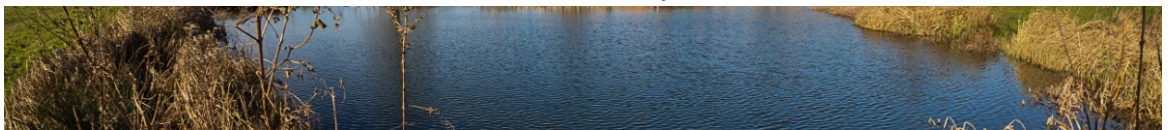
We have had a summer of mixed weather – as we write this Newsletter, the weather is lovely and typically English, but we have also had our fair share of rain – good for the gardens, and sometimes for us residents too!

Our work as your Board at Cholsey Meadows continues to balance site maintenance priorities with budget constraints. Covid19 is still having a big impact on all our lives, governing our thinking when making decisions about the estate.

Survey

The survey we sent out in June this year has produced some good focus for future works, and we would like to thank those who replied – 58 of you. The general consensus is that things are progressing and, as we would expect, residents tend to focus on their own surroundings when seeing improvements they would like.

Finance and grounds maintenance were high on the list of priorities, as were better broadband speeds, electric vehicle provision and TV service improvements. We would also like to thank those who have offered a helping hand, either with projects, or joining our Board. With this newsletter is also a summary of the recent Survey.



CMMC



Grounds Maintenance

Nurture, like many other companies in the country, has had significant recruitment challenges this year.

It took a long time to recruit a second person to work with Paul on the grounds, and it's only now that we are beginning to see the site look as we would prefer it to be. An uphill target to achieve, but we hope you can see that in general, we are getting there!

Different weather patterns this year have resulted in huge growth of everything, in contrast with last year when growth was so slow. Nurture has paid the price and found it difficult to maintain the site when manpower was halved.

Negotiations are taking place with Nurture to best deal with the lack of man hours for these last months, so the site can look at its best again. The “catch up” phase was always going to be difficult, so we hope you will continue to be patient.

Balancing ponds: Finding people who would even consider dealing with the ponds has been very difficult. Environmental issues, including the protection of crested newts and other species, means that Nurture has to plan for the works to be carried out at the right time of the year.

Other projects: replacing parking posts and rubber matting continues.

We are also continuing to investigate future projects such as electric vehicles and charging points. These will take time to ensure we have a properly researched plan.

We are also working to influence improvements in the internet speed on the development, which is so important now that many more of us work from home.

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Cricket

This has been busy as usual – matches, games, lots of children engaging in practice sessions with the nets that they have been using this season – a happy time and such a lovely focus for life for all on Cholsey Meadows.

Ox Shed and Sanctum

These two are important parts of our estate, and now completely open for business.

Parking

Another constant problem – and especially on Saturdays on Rotherfield around the Ox Shed and Sanctum. Please can residents and their friends be aware of the dangers of bad parking around this part of the estate and encourage people to be considerate and aware of the problems they are creating, as well as the speed at which they approach this area on blind corners.

AGM

We are planning to hold the AGM during the week of 15th November – the exact date will be announced as soon as possible.



CMMC



Usual suspects

We hope that you listen to our regular reminders - speed awareness on the site, behaviour of dogs and owners, and the cleanliness of the estate! We are all responsible for making improvements. Several residents are always on the alert litter picking – we do thank you for your contribution to the cleanliness of the estate.

Budget time

We are coming up to the time of year for the Budget for the year ahead and Hayley Downey is busy putting this together for our next CMMC meeting. We are always conscious that all of you watch expenses very carefully, and we are trying to balance the needs of the estate with the desires for improvements, some of which may have to wait a while. Covid19 has had such a large impact on all our lives, and we as a board are trying to keep the estate service charges at a level that will maintain our high standards.

Stay in Touch

Most of this newsletter's information is on our website, which contains a great deal of information and sets out clearly who does what on site, and which parts of the site are handled by different companies or associations.

FirstPort's My Home portal is where you will find information about your accounts, and what is happening on the estate.

Hayley Downey is our Site Manager and can be reached at help@firstport.co.uk.

The CMMC Board have regular meetings, so you can send us emails if you wish us to include any items on our agenda.