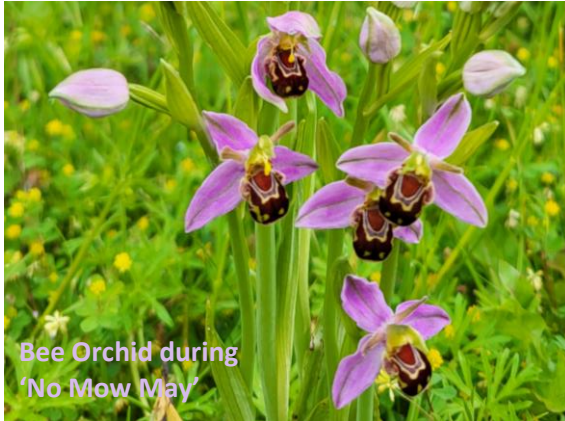


## Summer 2023 Newsletter



Bee Orchid during  
'No Mow May'

### Change Of Board Members

At the AGM in November 2022, Liz Irving, Carol Chaplin and Trevor Nichols all stepped down from the Board. We would like to thank them for the valuable contribution and time they have invested in the CMMC over the years. Bruce Schofield has joined the Board, Zak Lee-Green, Matt Griffiths and Richard McDonnell remain as Directors. To contact any of the Directors, please continue to use [Board@Cholseymeadows.Org](mailto:Board@Cholseymeadows.Org). We continue to recruit for new Board Members to join and would be happy to discuss this with anyone who would like to find out more what this involves. In particular owners near or on Rotherfield Way, Villa Close or in the Fairmile Building would improve the boards coverage.

It is not necessary to be a full blown Board Member to be contribute to the running of the CMMC. Catherine Else and Chris White, both residents of Cholsey Meadows, are valuable contributors to the CMMC Board.

Hayley Downey, First Port's Property Manager for Cholsey Meadows has also moved to another position and the very experienced Tonya Simmons has taken over. Tonya has been very proactive with the Board and Cholsey Meadows.



If you do have any Issues then these should be raised though the First Port Website or with Tonya directly:

[tonya.simmons@firstport.co.uk](mailto:tonya.simmons@firstport.co.uk).

### Resident Survey 2023

We will be running our annual residents survey again in June/July. It is important we align our budget with the priorities of the residents so please do take the time to complete and return the online survey.

Note: a link to the survey will be sent to the owners and we encourage them to pass this onto their tenants, where applicable.

### The Childrens Playpark and The Chapel

One of the ongoing challenges with our development has been aligning ownership of the various parcels of land. The intent is for Homes England to transfer ownership of the Children's Playpark to the South Oxfordshire District Council and from there to the Parish Council but we are still waiting for a timeline for this to take place. Until this happens, the Parish Council is not in a position to affect any repairs or to replace the missing children's swings.

We are also waiting for an update from Homes England on the future plans for the Chapel. We appreciate this is very frustrating for residents and whilst the CMMC has no direct responsibility for these areas, we do continue to maintain pressure on the relevant parties for the benefit of all residents.



## Balancing the Books

CMMC has to balance the budgets. Some projects were held back during Covid and we are now assessing essential large works that need to be done over the coming years, spreading the costs where possible.

A major project under review is the replacement of the embedded wood that is rotting around the parking bays. The challenge is to find an efficient, aesthetically pleasing and affordable way of dealing with this issue.

The CMMC increased the 2022/23 budget by 6%, 4% below Inflation which is impacting planned projects. We have also seen building materials increasing significantly faster than the inflation rate. We are working hard to mitigate the increases in costs as well as working together with First Port to use local businesses for works on Cholsey Meadows.

## Landscape Maintenance

The new Nurture zoning programme seems to have been far more successful in maintaining a consistent standard across the development.

Sadly the very hot and dry summer combined with hard frosts has killed a number of plants. Our survey has found over 200 plants need replacing. This will be scheduled from November onwards to increase their chance of survival.

Every 3 years we are legally required to undertake a tree survey. This is planned for July this year. A plan for pruning trees will then be enacted.

## Projects under Discussion

The projects currently under discussion are the feasibility of faster fibre optic Broadband - this being of great importance since many of us now work from home.

We have had initial meetings with two companies who are progressing with their assessments.

We continue to assess the installation of charging points for electric cars. Again any updates will be reported when the feasibility has been completed.

## Contacting CMMC or First Port

You can reach us on Facebook, our Website or via email (see this Newsletter's footer).

If you need to contact First Port, the best way is to send a message from their MyHome portal: [www.myhome.firstport.co.uk](http://www.myhome.firstport.co.uk)

**New Resident** – did you know we have a new Resident Pack? Download a copy from our website. <http://bit.ly/res-pac>

To report operational or maintenance issues, please contact FirstPort Customer Services (0900 to 1700 M to F) who will log it for action: Tel: 0333 321 4080

**Email:** [help@firstport.co.uk](mailto:help@firstport.co.uk)

**Webchat:** (0800 to 1700 M to F)

[www.firstport.co.uk](http://www.firstport.co.uk) Go to the Customer Service Contact Us Page.

