

Newsletter No. 62 – June 2025
The Cerne Abbas Residents' Association Ltd (CARA)

Welcome to the latest CARA newsletter.

CARA Council Members to date 2025

Sue Brown	Member/Chair	Retired
Alex Kweller	Member	Retired
Chris Lamb*	Member	No 11
Richard Middleton	Co-opted member	Retired
Paul Shelley	Treasurer	Retired
John Vivian*	Member	No 1

*Key holders for the South Gate House as marked. Ray Wylde, no.21 one of our resident engineers, is also a key holder.

AGM

As per the communication from Nettleship Sawyer, the AGM this year will be held in the All Saint's Church Hall on Saturday 19th July 2025, followed by the usual Party in the Park. Further details will be available from Nettleship Sawyer nearer the date.

CARA Council membership

Earlier in the year our treasurer decided that after 5 years in post, the time had come to retire. More recently, as you may know, three other members stepped down, their decisions to retire being influenced by comments from some owners. You will have read the letter from Sue Brown, who was our chair.

Consequently, we now have a Council quorum of two and no Chair or Treasurer. To function properly we need between five and six directors. We are therefore requesting volunteers to join us on the Council. John and Chris can keep the Council ticking over until the AGM but this is not a satisfactory situation and can only be short term. We therefore need to have a treasurer and three other members to volunteer for election at the AGM and a volunteer to act as Chair. If you need further information, please contact us.

Maintenance charge for 2025

Effective from Quarter 1 2025, the maintenance charge rose to £455 per quarter. Following our Budget review on 5th April 2025, this will remain unchanged until Quarter 1, 2026 (payable by 31st March 2026). The revised contribution for 2026 will be announced at the AGM.

As mentioned before, please ensure payment is made in good time so the money reaches Nettleship Sawyer before the end of the quarter, otherwise your account falls into arrears. (The quarters end on 31 March, 30 June, 30 September and 31 December each year.)

We continue to strive to save money and our resident volunteers, the Gardening Club and Committee Members put in hard work to achieve this.

Managing Agent's 6 monthly inspection

The latest inspection has been carried out and a full report has been circulated to owners. Corrective action is highlighted in the report and owners are requested that necessary maintenance is carried out prior to the next inspection in the autumn. We are seeing fewer C grades so thank you for making the effort to keep our estate looking smart and tidy.

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Trees

Our trees were inspected by Treecall and we received their report in April this year; the previous report being in September 2023. Less work is required than in the previous report. We need to prune 7 trees, reduce branches on 2 trees, remove dead wood on one tree and ties and stake on another. One tree is awaiting further inspection in the near future. Our gardeners and volunteers can do much of this work.

City Fibre

The new street box to be installed opposite the entrance to The Mall is still outstanding despite further attempts to get a commitment from City Fibre. If you would like to receive a Full Fibre installation from one of these ISP's we suggest you contact them direct and hopefully this will encourage them to take action. CityFibre <https://cityfibre.com/homes/broadband-providers> . It should be noted that BT Full Fibre is available throughout Cerne Abbas, so it is still possible to have a fast connection if required.

Budget

The Bank balance is healthy. Expenditure is running behind budget giving us a surplus of income over expenditure to the end of April 2025. Bank balance around £107.5K, not all properties have paid the quarterly charge on time – this is normal with standing orders.

Safety/Security

Please take care when leaving your car within our geographic location and ensure nothing is left visible within the car and it is locked. We are all aware of the petty theft in this BCP area.

When exiting Cerne Abbas in your car, please be aware of pedestrians. Our 10mph warning sign is there to protect you, pedestrians, and the contract gardeners when they are working here. Please observe it at all times.

Ray Wyld, no.21 is our Neighbourhood Watch representative and distributes the Dorset Police Newsletter to residents when he feels it is of interest.

General information for homeowners/tenants

The CARA website can be found at Cara-info.org

Dogs to be kept on a lead all times and dog waste should be picked up. Dogs are not permitted in the quadrangles.

Video surveillance systems should comply with the guidance found on the Information Commissioner's Office website: <https://ico.org.uk/for-the-public/domestic=cctv-systems/>

There is a limited supply of Phase 1 house bricks (small fee), spare paint and front step tiles in the Gate House. Electrical equipment is for use by our electricians only. Contact a keyholder for access.

If you experience nuisance behaviour by an owner/tenant you are advised to approach them and attempt to resolve the issue, keeping details/dates of the discussion. If this fails, please contact one of the CARA members and further action will be considered.

We should all continue to strive for a Cerne Abbas that is a vibrant, prestigious and inclusive place to live with attractive public spaces across the estate and open spaces suitable for all and well-maintained buildings equal in value to others in the area. Our aim is to ensure that houses and the estate infrastructure are maintained to preserve functionality as well as aesthetics.