

Newsletter No. 57 – Nov 2022

Cerne Abbas Residents' Association (CARA Ltd.)

Welcome to the six-monthly CARA News Letter.

1. CARA Council Members - 2022

The current elected CARA Council members are listed below.

Chris Lamb*	Member	No 11
David Kendrick	Member	No 17
John Vivian*	Dep. Chair	No. 1
Ian Melhuish*	Member	No 35
Ian Muir	Member	No 9
Paul Shelley	Co-opted	No 20
Mark Allcock	Co-opted	No 8
Sue Brown	Co-opted	No 28

South Gate House key holders are marked *. Ray Wylde No 21, one of our resident electricians, is also a key holder. Current chair is Ian Melhuish. Chairmanship rotates at each Council meeting. CARA Council meet two monthly, last on the 8th Oct 2022.

2. Maintenance Charge 2023

For the last few years, the increase in maintenance charge has reflected the CPI (Consumer Price Index). Over the last 10 years the CPI has risen just under 18% and the maintenance charge just over 17%.

As stated at the AGM, there will be no further increase for this calendar year (2022: £375/Qtr). This is despite a substantial increase in the CPI, which at the end of August has risen by 9.9% since the start of the year. This would have equated to an increase in the quarterly maintenance charge from £375 to £412, had we continued to track the CPI.

The CARA Council took the view that based on current available information, the increase for 2023 can be held at £20 per quarter. This would make the quarterly charge for 2023, £395, paid as before in arrears (i.e., Qtr 1 will be paid by 31 March 2023).

Once again, we would like to extend sincere thanks to our volunteers who do various works around the complex saving us approximately £9,500 last year which equates to around £163 per property per year or just over £40 per property per quarter. CARA Council continue to monitor all costs closely in order to gain maximum effect at minimum cost.

3. Maintenance

The units in the Lighting Arches have been upgraded with suitable light fittings designed and built to a specific requirement by our supplier. Tree work continues; dead and unsafe storm damaged trees have been removed from the Northern boundary. Further work needs to take place on trees opposite No's 57/58, 39 and 45 for safety reasons, residents are advised to stay safely away as our contractors will have additional equipment on site and there may be coned off areas on the perimeter road whilst work is carried out.

The painting contract for the estate, which began in August is now complete. The next contract will be in 2027. Between contracts necessary painting maintenance will be carried out paid for from the budget as determined by Nettleship Sawyer our estate managers.

4. The Gardens.

Phase Two now has a group of volunteers looking after beds in their central garden. This is in addition to our other volunteer residents of the gardening club. The latter meet on the second Sunday of each month at 2pm in Phase 1 gardens.

Our contract gardeners mow the lawns, prune the shrubs and do heavy tree work. Our contract is for specific agreed activities on site, so please do not instruct the gardeners to undertake additional work.

A list of the work that Maple Waters carry out will be posted on our CARA web site. As per the last Newsletter there will be some restructuring of the Rhododendrons in Phase Two to reduce the lawn overhang. Timed valves have been fitted to our garden hoses to limit the amount of water used on site.

5. General Information

There are several items that we remind owners about in each Newsletter:

Exiting the premises with your vehicle please remember to check for pedestrians. Please continue to ensure that visitor parking bays remain available for visitors, residents should use the entrance turning circle not the visitor bays, unless they give their drive over to a visitor/ contractor.

Please ask your contractors to follow our speed limits and park properly. Their vehicles should be in a resident's drive, visitor's parking bay or the turning circle.

Please ensure that you and your children are considerate of others and the gardens when enjoying the estate.

Dogs are not allowed in the quadrangles and should be on a lead in other areas, please collect dog waste and place it in your black bin. Please follow the recommendation regarding nuisance:

If you believe that you are being inconvenienced by the actions of another owner or tenant, please raise the issue with the person concerned. Most issues are resolved by reasonable discussion and goodwill. If repeated attempts to resolve the issue fail please inform any member of your CARA committee, with the relevant details and dates, for further action to be considered.

In the Gate Houses we have a limited supply of Phase One house bricks available at a small fee, spare paint to match the house external decoration, a few front step tiles and equipment for the exclusive use of our electricians. If you require any of these please contact a key holder.

6. Management Agent's Inspections (Six Monthly)

Our Management Agent carries out six monthly inspections. The last inspection was in May this year. Please check that you have taken action to address any necessary improvements to your property. The next Inspection will be in November.

7. Safety and Security

CARA is a member of the local Neighborhood Watch scheme, Ray Wylde (No. 21) is CARA's contact with the scheme. The Dorset Police Newsletter is received and distributed by email by Ray, who uses his discretion as to which of the frequent newsletters may be of interest to our residents.

Please remember to lock your car when it is left outside, not just in Cerne Abbas but anywhere in our neighbourhood. We still have occasions when unlocked cars have items stolen, this petty theft is an ongoing risk.

8. The Final Word...

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, open spaces suitable for all and desirable 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.

CARA Council