

Newsletter No. 63 – May 2026
Cerne Abbas Residents' Association Ltd (CARA)

Welcome to the latest CARA newsletter.

CARA Council Members to date 2026

Chris Lamb*	Member	No 11
Diane Kendrick	Co-opted	No 17
Claire Cheswick	Co-opted	No 58
John Dave-Potter	Co-opted	No 19
Wyn Jones	Co-opted	No 18

*Key holder for the South Gate House as marked. Ray Wylde no.21, John Vivian no.1 and Ian Melhuish no.35 are also key holders.

AGM

As per the communication from Nettleship Sawyer the AGM this year will be held in the All Saints Church Hall on Saturday, 27th June 2026 and followed by the usual Party in the Park. If you are unable to attend, please give your proxy to an attendee. Further details will be available from Nettleship Sawyer nearer the date.

CARA Council membership

We now have a Council of five with no Treasurer. Please volunteer if you can fill this role. In the meantime, Nettleship Sawyer are providing us with financial reports. You will note that the members are all from Phase 1, we would be delighted to have Phase 2 owners as members. If you need further information about joining the committee, please contact us or Nettleship Sawyer.

Maintenance charge for 2026

Effective from 31st December 2025 the maintenance charge was increased to £466 per quarter paid in arrears. As mentioned before, if paying by standing order please ensure payment is made in good time so the money reaches Nettleship Sawyer before the end of each quarter otherwise your account falls into arrears. In light of additional costs, it is possible that the quarterly charge will increase later this 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.

Budget

Expenditure is running level with little surplus income because of inflation and legal expenses. The latter is a consequence of the ongoing questioning of the application of the Covenants and the items raised at the AGM.

Managing agent's inspection

This inspection will be carried out in June and a full report circulated to owners. From now on inspections will be carried out annually in June; there will be no autumn inspection this year. Corrective action is highlighted in the report and owners are requested that necessary maintenance is carried out prior to next year's inspection. Over the years we are seeing fewer C grades so thank you for making the effort to keep our estate looking smart and tidy.

Gardens/site maintenance

Following the winter thirteen trees had to be felled or pruned. The remainder of our trees are looking well; our gardeners keep track on the state of tree health, and no work is planned for the time being. Our next Treecall inspection is due in 2027. Our gardeners maintain all the perimeter and the quadrangles. Our volunteers do much of the flower bed work. The perimeter fence was repaired after the winter damage. A contractor fitted eleven of the wooden posts with concrete spurs. Most of the posts have now been fitted with spurs. Two top trellises were repaired by CARA members.

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There were a couple of episodes of drain flooding in the autumn and winter. This is expected as all the drains run to soakaways. The water was dissipated in a few days. This is under review. When necessary, we have the drains and pipe work checked and repairs made. The last time we did this was in late 2023 at a cost just short of £4,000.

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, 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 Wylde, 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 www.cara-info.org

Please follow the site rules and particularly: dogs to be kept on a lead all times and dog waste should be picked up. Dogs are not permitted in the quadrangles. No ball games in the gardens.

A reminder to seek approval for alterations in advance.

Video surveillance systems should comply with the guidance found on the Information Commissioner's Office website: [Home CCTV systems](#) | [ICO](#)

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, enjoyable, prestigious and an 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.