

Hayfield Green Residents Company

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Dear Residents and Neighbours,

Welcome to our new look Newsletter – we hope you like it. Hopefully you all enjoyed the Christmas break and you're now looking forward to a pleasant spring and summer (fingers crossed).

Please take your time to read through the newsletter as there are many important updates you might need to be aware of.

You will notice the 'Upcoming Events' and 'Important Announcement' section to the right. In this newsletter these sections focus on the upcoming AGM which is your opportunity to question the Directors and receive the accounts. There will also be a General Meeting following on from the AGM where other issues can be raised, discussed and voted upon. Documentation providing all necessary details for these meetings will be distributed within the next few weeks.

We would really appreciate feedback from residents regarding our communication channels and as always, we are looking for volunteers to be Directors or to offer help and support where you have specialist knowledge or skills.

We look forward to seeing you all at the AGM.

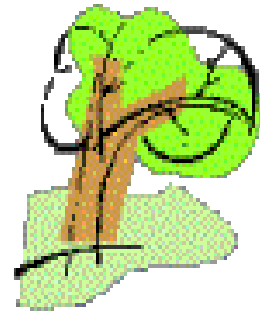
Regards,
The Directors.

Estate Fees

Outstanding Debt:

As some of you will be aware there has been, and still is, a level of outstanding debt arising from non-payment of estate fees over the years. Given that we each have a legal obligation to pay the estate fees, it falls upon us all as shareholders to decide how we want the Company to collect those fees and more importantly, how we pursue outstanding debts.

It was decided some years ago that the Directors of the day would instruct Crozier Jones (Accountants) to administer the collection of estate fees and to manage the collection of outstanding fees by way of a series of reminder letters. The shareholders also decided that where residents didn't respond to those reminder letters with appropriate payment, the account would be sent to our solicitors who would pursue the debt using normal legal process. It is important for everyone to understand that once an



Upcoming Events

March

Annual General Meeting (date to be confirmed)

March

General Meeting (to follow on immediately after AGM)

March

Estate Fees: Notifications to be sent out to all residents

Important Announcement

Please be aware that if you have any items you would like to be discussed and voted upon at the General Meeting, they must be sent to the Directors by **Monday 16th February** at the latest.

This is to ensure everyone is aware of the issues which may be voted upon at the meeting.

You should include details about the issue you want discussed and write any proposal precisely as you would want it to be put to shareholders to vote upon.

account is passed to the solicitor, extra charges will be incurred for which the resident may be liable. It should also be noted that the Directors are duty bound to act on the direction of the shareholders and as such, should not implement any other debt collection procedure unless approved by the shareholders.

Thankfully there is only a small number of instances where estate fees are now being pursued in this manner but we must try and reduce the level of debt to zero. We fully appreciate that people sometimes find themselves unable to pay but in these circumstances it is much better to get in touch with Crozier Jones so that we can find a mutually acceptable way forward.

The shareholders collectively set the fees and they determine how they are collected.

Fees for 2015-16

The estate fees were last increased in 2008 to deal with a perceived extraordinary cost arising in the preceding year. The fees were subsequently lowered more recently in 2012 in recognition of the economic climate at the time and because company reserves had increased to a reasonable level.

The Directors believe that in view of various items in the section 'Estate Maintenance' below, it would make sense to propose an increase in the estate fees for the coming year. Rather than wait to introduce this at the forthcoming AGM, we believe it is fair to raise awareness now so that it can be properly considered and discussed by all shareholders should they so wish.

To enable an informed discussion, it is likely we will incur increased expenditure over the coming years in the following areas, and possibly others, where we have allocated little or no budget in the past:

- Maintenance to existing street lighting
- Upgrade street lighting to LED units
- Planned Preventative Maintenance to trees
- Planned Preventative Maintenance to soakaways

Estate Maintenance

Landscaping:

Myles Pratt continues to do great work on the estate and we often receive very positive feedback from residents regarding this. Myles works at very reasonable rates and you might like to let him know his work is appreciated when you see him on the estate.

A number of tree lines and hedges have been trimmed and cut back across the estate. We currently use Selwyns to do this work, a family business based in Balby. We find their work to be of a good standard, their rates competitive and they are professional and reliable. Again, any feedback you have, positive or negative, would be welcomed and we will pass it on.

Whilst we have maintained the trees on the estate on an 'as required basis' the Directors feel that for a number of reasons it is necessary to introduce a more structured approach. To that end, it is our intention to survey the trees across the estate and to implement a programme of Planned Preventative Maintenance.

Street Lighting:

There has been much debate over the years regarding the issue of upgrading the lighting. The Directors have been exploring the costs and logistics associated with upgrading the lighting units at the top of the columns. The suggestion has been that we move to LED lighting from the current discharge lighting. However, information has come to light ☺ regarding electrical tests that were apparently carried out in 2013 by Anderson and Heeley, the appointed lighting contractor at the time.

This information rather dictates that works relating to these tests take a higher priority over any upgrades. However, it is still our intention to continue exploring the costs & benefits of upgrading the lighting and contributions to the discussion will always be welcomed.

Drains/Soakaways:

There has been a number of instances of flooding to estate roads over the past year or so, not surprisingly when the rain has been very heavy. It transpires that the mechanism in place to alleviate flood problems have not always been effective. The existing mechanism is a network of soakaways, (chambers built into the ground) which gather surface run off water and allow it to drain away over time.

We have identified that over the years, some of the chambers have accumulated an amount of silt which prevents them operating as they should. In order that we were fully informed, we appointed Metro Rod (Dave Gilbert is a resident on the estate) to survey the soakaways, plot them onto a map of the estate and to feed back to us the state of each chamber including recommended action to render them fully operational. Dave also carried out some urgent remedial work to three soakaways where properties were at greater risk of flooding due to failing soakaways.

Now that the survey is complete and further action has been recommended, we are in a position to implement a Planned Preventative Maintenance scheme for the soakaways which should, hopefully, mitigate against future flood risk as far as is reasonably practicable.

Please be aware however this does not include soakaways on resident's property. The responsibility for these soakaways remains with the householder.

Roads:

The speed bumps to Chestnut Drive have now been 'calmed'. It would appear they are much less severe on vehicles but people generally still seem to be mindful of their purpose. There is the occasional speeding vehicle so please remind everyone in your household (and everyone who visits) that the priority is safety, particularly where young children are concerned. It's at this time of year that children start to venture outside more and we must be mindful of their presence.

Surrounding Developments

FARRS (Finningley And Rossington Regeneration Route Scheme)

In December 2014 Doncaster Council approved plans to extend the M18 link road all the way through to the airport access road on Hurst Lane. The days of the 'Cantley Crawl' are numbered!

Residential

There is significant residential and commercial development taking place around us now. Hopefully this will result in ongoing development of communal facilities and upgrading of roads. If you have any knowledge of issues which may impact on Hayfield Green and the residents, or planned developments which we should be aware of, it would be helpful if you could make the Directors aware so that we can delve deeper and report back.

With increased residential development and a significant influx of people to the area, there is always the risk that crime levels may increase. With that in mind we respectfully request that all residents take a proactive approach to the security of their own properties and also that we be vigilant with regard to the property of our neighbours and the estate as a whole.

We live on a great estate with much green space, great for families, and we enjoy the benefits of being able to shape our own environment.

Thank you for taking the time to read your Newsletter.

The Directors
HGRC