

NORTON GRANGE RESIDENTS ASSOCIATION LTD.

NEWSLETTER - NOVEMBER 2007

The newsletter will be filed on the Norton Grange web site, accessible at http://www.nortongrange.org.uk/Residents_info.html

NGRA Chairman

As you all know, Richard Young stood down earlier this year after several years of being Chairman of NGRA. We are all indebted to Richard for his excellent chairmanship over a very long time - particularly for seeing through the work on the sewers, roads and lighting as well as resolving lots of other issues.

We have been unable to find anyone who has the time and is willing to be the new chairman. Richard is obviously a hard act to follow.

Since there is no legal requirement to have a chairman, the NGRA directors have decided to have a different person chairing the NGRA Director's meeting each month and this appears to be working well.

Not that much has changed in the organisation of the NGRA Directors. The various responsibilities of NGRA are split amongst different directors as before, these being the main ones.

Treasurer: Keith Shaw. Keith handles anything relating to the NGRA finances which includes the annual service charge.

Company Secretary: David Bryant. David handles letters from solicitors regarding transfers, communication with the Land Registry and also anything of a legal nature relating to NGRA.

Estates: Patricia Gustard. Patricia organises those who keep the NGRA communal areas tidy (amenity field, road verges etc).

Who should you contact if you have an issue involving Norton Grange?

Each area of Norton Grange has a director assigned to that area.

The areas and the present director responsible as follows:

1. The entrance to Norton Grange, Kineton Cottages up to The Stray : **Andrew Jones (replacing David Bryant)**
2. The Courtyard area including The GateHouses: **Keith Shaw**
3. The Mansion House: **Ken Priddis**
4. Hunday, Cornerways, Hanley House, Field House, Willoughby House and Crannog Lodge: **Martin Sparkes**
5. Rosedale, Meadowview, Appletree, Ardoch, Mountford: **Tony Watkinson**
6. Cherry Tree House, Garden House, Poplar House, Norton Manor, Grove House, The Spinney, Springwood, Little Oak : **Patricia Gustard**
7. The Red House, the Copses, Beech House: **Liz Penfold**

If you have a question about anything relating to NGRA you should consult "your" director rather than anyone else. Of course, if there is an urgent problem needing immediate attention, then please contact any director.

NGRA web site

If you need to obtain information about Norton Grange Residents Association you might find it on our web site <http://www.nortongrange.org.uk>. It contains information of interest to both residents and prospective residents.

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e-mail addresses for NGRA directors

Chas Hilditch, who built and maintains the NGRA web site has set up some e-mail addresses to make it easier for you to contact Norton Grange Residents Association.

The e-mail addresses are:

secretary@nortongrange.org.uk - David Bryant

chairman@nortongrange.org.uk - goes to all directors

directors@nortongrange.org.uk - goes to all directors

admin@nortongrange.org.uk - to contact the NGRA web administrator, Chas Hilditch

The NGRA directors would like to specially thank Chas for his excellent work involving the NGRA web site and also for being the local Neighbourhood Watch representative.

Roadworks

The first(major) part of the roadworks has been completed. We hope you agree there has been a significant improvement in The Copse/Mansion House area.

The next stage of spray-surfacing the roads was due to have taken place in September 2007 but the contractor from whom a quote had been obtained ultimately declined to do the work. It was then too late in the year to get it done. We will also need time to find another contractor who will provide a reasonable quote.

The intention is this will now take place some time between Spring and Summer next year.

Road Lights

Various problems have occurred with the road lights over the past few months. Richard Young and Keith Shaw have been mending them. We are waiting for parts. We are also waiting for an electrician to redo some of the wiring and provide us with a current (sorry for the pun!) safety certificate.

Road Bollards

One of the bollards at the entrance to Norton Grange was knocked down by a supermarket delivery vehicle. NGRA are pursuing the claim from the offending company. A replacement has been a long time in coming, but is allegedly imminent.

Annual Service Charge

The roadworks have made a big dent in our funds.

As agreed at the AGM, the annual service charge will be increased from £150 to £200 next year (2008) and from £200 to £250 in 2009. For 2008, those who pay before 1st May 2008 the charge will be £180. For 2009, those who pay by 1st May 2009 the charge will be £225. With approximately 60 houses in Norton Grange, the extra £50 will generate an additional £3000 in 2008 and an additional £6000 in 2009. In this way we should be able to afford another round of road repairs in about 10 years time (we estimate road repairs which cost £38K today might cost approximately £60K in 10 years time).

The option of paying a little more each year is considered more reasonable and fairer than extracting money from all residents at the time the roads need repairing.

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Paying for the annual service charge via standing order

The NGRA Treasurer, Keith Shaw, is arranging for payment by standing order. This is to help those of you who prefer to pay in instalments during the year rather than all at once. The NGRA Directors have agreed that the standing order should be 10 monthly payments each of 1/10th of the full annual service charge. Therefore in 2008, if you elect to pay by standing order you will pay 10 payments of £20 per month.

Covenants and such-like

You should be aware of the covenants that you signed when purchasing your property. They are legally binding and will, if necessary, be legally enforced by the NGRA Directors. Contracts could differ very slightly but a sample set of covenants is available on the NGRA web site, access http://www.nortongrange.org.uk/Residents_info.html

The covenants are there primarily to make life more pleasant for everyone and make sure, for example, that your neighbour doesn't make unsightly changes to property, doesn't make too much noise, keeps their property reasonably tidy etc. etc.

These covenants have been maintained over the past 20 years through a combination of residents behaving considerately and the NGRA Directors spending a considerable amount of time ensuring that the environment is preserved.

Please be aware that if you ignore the covenants or deliberately act against them then NGRA Ltd, in the interests of Norton Grange as a whole, might take action against you.

Amenity field

Improvements have been made to the amenity field over the past year. The most recent additions were the goal posts, the picnic table and bushes/hedging beside The Hunt. Patricia Gustard is now supervising planting trees and ivy at the far end of the amenity field. If you would like to help please contact her directly.

Mirror, mirror on the wall

The mirror on the ivy wall was broken a while ago. A resident has very kindly offered to pay for a replacement. This will be replaced as soon as a new one can be obtained.

Interested in becoming an NGRA Director?

Finally, we are always looking for volunteers to help with the running of Norton Grange Residents Association. If you think you might like to help please don't hesitate to contact one of the existing directors. The time commitment can be as small as attending the director's meetings (which are held about once a month on average and last a few hours) plus a few hours assistance or administration each month.

Yours

The NGRA Directors