

FOUR OAKS ESTATE NEWSLETTER



Issue Number 11 – September 2018

WELCOME

This newsletter will be sent by e.mail in a format that allows easy reading on a mobile device or tablet. An A4 PDF version will be uploaded to the website and is available by e.mail. A paper copy will be posted to those who do not use e.mail and have requested one.

Macmillan Cancer Support

The Tennis Club is hosting a coffee morning to raise funds for this very worthwhile charity. The event will take place at the club from 10.30am to 12pm on Friday 21st September. All residents are very welcome to come along and enjoy coffee and cake with neighbours.

Four Oaks Squash Club

The Squash Club would like to make all residents aware of its facilities. The club has three squash courts, a gym, bar and social area. The gym is equipped with a treadmill, cross-trainers, exercise bikes, Concept Rowing machine, cable-type weights machine, dumbbell cage and a range of free weights, bars and kettlebells. The club is off Wentworth Road and membership enquires should be directed to Graham Murray, membership secretary, at 07903-761477 or membership@fouroakssquashclub.co.uk.

Traffic Mitigation Update

Following the clear sentiment at the AGM in support of effective permanent traffic calming measures and/or increased security, the Board working group together with a local architect/planning consultant submitted an informal, but detailed, planning 'pre application' to the Council for a fully gated Estate. The planning department indicated that a formal application would be refused on several grounds.

After taking further specialist advice we believe that as a first step a modified plan, not requiring planning consent, can be introduced to address the priority of stopping 'through traffic'. This new plan still has complex legal and planning issues to address, but the Board continues to move forward knowing the importance residents attach to this issue.

2018/19 Road Frontage Charge

The road frontage charge for 2018/19 has been set at £18.50 per yard frontage. This is an increase of 3.93% from last year's charge of £17.80. Demands will be issued on 1st October and in the usual way there is a 5% discount for settlement by 31st October. Settlement can be made by cheque or bank transfer/online banking.

Fibre-Enabled Broadband update

Openreach are currently laying fibre cables to the new cabinet and hopefully the fibre-enabled service will be ready to 'go live' in October. Openreach will send a letter to every house served by this cabinet giving instructions on what to do to connect.

Grounds Maintenance matters

We normally expect to concentrate on leaf clearance from October onwards. This year however the extended period of hot weather has seen many of the trees shed their leaves months earlier than usual. You may well have already seen Edges & Hedges' vans taking away tonnes of these leaves!

Works under the Footpath & Verge Improvement Plan continue and shortly a significant stretch of Luttrell Road will be refurbished.

If you have hedges that front a footpath please ensure that they are kept trimmed so they do not impede the footpath or, as can happen, block the lighting columns.

Directorship Vacancies

Vacancies have come about on the company's board and under the new Articles of Association these will need to be filled at the 2019 AGM. If you are interested in becoming a director of Four Oaks Estate Ltd please let the Secretary know and he will supply the application form which after completion is put to the nominations sub-committee. He can also let you know what is involved in taking on the role of director.

Four Oaks Estate Ltd

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