

Bownham Park Rodborough Residents Association Ltd

Newsletter Summer 2010

1.0 Annual General Meeting

The AGM was held as usual in early July at the Bear of Rodborough hotel with 40% of the owners attending. As indicated in the secretaries report circulated with the financial accounts for the year ending 31st March 2010 and Notice of meeting it had become necessary as a result of actual and forecast expenditure on the drainage system on the park to increase the annual subscription per property to £250 pa. It was anticipated however that as a result of this new subscription rate the Association would continue to build its cash reserves as previously forecasted to provide for the eventual re-surfacing of the park roadways. The AGM formally approved this increase with effect from 2011-12.

During the discussion on the cash forecast for the recent few years the council stated that the provision for legal charges related to costs which would be incurred when it became necessary to seek to enforce covenants. In response to questions the Council stated that they had and would continue to seek to minimise any legal charges which it may be necessary to incur but that they, the council were under a duty as laid down in the Memorandum and Articles of the Association to enforce complaints with covenants in cases where they were advised that a breach had been committed.

Before the meeting and formally announced, two members of the police and county council made a short presentation on their work as PCSO and Council warden and gave some detail to their roles and objectives.

2.0 Planning Applications

The Council have approved certain planning proposals and will continue to pursue a policy of ensuring that the ambiance and character of Bownham Park is retained.

3.0 Road Safety

There have been reported incidents during the past year of drivers exceeding the 20 mph speed limit on the Park. Owners are requested again to ensure that both they and their visitors (particularly commercial vehicles) adhere to safe limits.

4.0 Hedges and Gardens – Road Safety

Owners are reminded of their obligations to ensure that all vegetation growing over the Associations roadways must be trimmed back behind the haunchings or edge of the tarmac and also keep their gardens reasonably tidy sufficient of course to any building work that may be proceeding. This request should be taken very seriously by all owners following a recent Court of Appeal Judgement. In this case a lady had been injured whilst crossing a road despite ignoring a red traffic light, she claimed that despite this her view had been obscured by overgrown bushes in the central reservation which the local council had failed to trim. The Court of Appeal stated that the council had failed in its duty of care by not trimming the bushes and that the Highways Authority owed a duty to all road users whether careful or negligent and

the claimant was awarded damages. It would be preferable that neither the Association nor any owners were ever to be made a defendant were a similar case to arise on Bownham Park.

5.0 Secretary and Treasurer

The Secretary and Treasurer were re-elected for the following year together with the other members of the Council.

6.0 Bownham Park Telephone List

For your information the BPRRA Council members are indicated clearly by an asterisk in the latest telephone list.

7.0 Google Group

Continuing success of the group is reflected in the welcome addition of new owners on the park.

8.0 General

Owners are reminded that when building work on their property commencing they should ensure that their contractors and their building material delivery sources do not use excessively large vehicles which are completely unsuitable for the Associations roadways. Any damage that these vehicles cause result in costs to the general community.

Kind regards

David Whittaker