

REPORT ON THE ANNUAL GENERAL MEETING

HELD AT THE CRICKET CLUB, CHALFONT PARK on 3rd JULY, 1967.

CHAIRMAN'S REPORT

Introduction

The Chairman (Mr. J.R.T. Hooper) introduced his Report by saying this had been the "Year of the Ramps". Generally they had been successful. Some people had asked for them to be extended, others criticised them because cars grounded. To overcome this, two ramps would be widened experimentally, to ascertain whether this would eliminate the grounding problem. Until the results of the tests were known, no further ramps would be installed and certainly not without the general approval of the Residents.

The point was made that the requirement for further ramps would be avoided if traffic kept to the specified 15 mph. Everyone was requested to limit their speed and to ask their visitors to do so also. Incidents of excessive speed by Trades people could be reported to the Secretary, who would write to the Company concerned. A request was also made that young children should be kept from playing in the road, in their own and in drivers' interests.

Road Works

It has been agreed that Half Acres shall be made up this year for an approximate cost of £500.

Two new soakaways will be constructed on the rises adjacent to the low section in Ellis Ave. with the object of preventing flooding.

No work will be carried out in Sandy Rise this year. Any construction work will be deferred until any pattern of traffic using the Youth Club has become established once the new road is in use.

Members of Committee

Two members of the Roads Committee, Mr. J.A. Loe and Mr. R.P. Roche have had to resign from the Committee this year as they are both leaving the area. The Chairman expressed his gratitude for all their past services.

Mr. R. Gunner was welcomed as a new member to the Committee. He would act as Agent for the Trustees - If Residents wished to carry out any development or modification to their property, the necessary approval of the Trustees should be sought through him. (See later for address), from now, in place of E. & C. Bowyer of Slough. Would Residents please note this as their conveyances almost invariably require this approval.

Trees

Trees are one of the great assets of the Heights but if they are to remain

so, some attention to them must be given. Some require to be lopped; some would have to be healed; some of the large forest trees should at some time be replaced by small species such as flowering cherry, mountain ash, acer, silver birch, etc. Several firms of arborists have been consulted and the Committee recommend that the advice of the Southern Tree Surgeons should be sought. An expenditure of £600 over 5 years would be the order of price to carry out the necessary work.

The Meeting agreed that an additional £1 should be paid with the Annual Subscription per house for the next 5 years to cover this work. The Meeting agreed that the decision on what action is required on particular trees should be made by the Trustees in consultation with the Arborists.

Cars on Verges

The Chairman was pleased to report that there had been many fewer instances of parking on the verges. It was hoped that Residents will continue to co-operate.

Drains

Residents were requested, where necessary, to keep clear the drains and gulleys adjacent to their property. As an Estate we have no organisation for dealing with this problem and if everyone could deal with their own surface drainage problems, where they exist, flooding would be greatly alleviated during wet weather.

Marker Stones - Upways

Should anyone inadvertently hit and dislodge one of the boundary stones along Upways and upper Chiltern Hill, would he (she) kindly replace the stone or otherwise let Mr. Wilson (The Squirrels) know.

Vandalism

Cases of vandalism are still occasionally being reported. If anyone can give any information on this matter, would they please tell either their Committee Member or the Police.

Insurance

The Chairman confirmed that the Committee holds a public liability insurance policy in respect of the roads. The cover provided is up to £50,000 for any one occurrence, with a maximum total cover of £100,000 in any one year.

By Pass

It was agreed that the Local Authorities and Contractors had been very helpful and co-operative but that there had been occasions when some of the drivers had not

Accounts

The Chairman thanked the Treasurer (Mr. M.C. Ashworth) who has looked after the Accounts of Chalfont Heights Roads Committee for the past 10 years. During that period £8,300 had been spent on road rehabilitation.

There were 173 Houses on the Estate which gave a net annual income of £600 approx. Approximately £1,500 was spent every third year on road resurfacing and the residue is spent on routine maintenance, drains, sign boards, etc.

SUBMISSION OF ACCOUNTS

The Treasurer reported that of the 173 Houses on the Estate, 153 Residents have paid their subscription. If Sandy Rise is excluded from the assessment, then there are only two who have not paid, plus 4 special cases. The annual income is £620-630. Other income is from:-

Special non Residents - Earl Haig Houses, Winkers Lane.

Interest on Deposit Account

National Defence Bonds

Building development on new property.

ANNUAL SUBSCRIPTION

It was agreed that the annual subscription should remain unchanged at 6 guineas (for full rate), 3 guineas (half rate), plus a further £1. (for next 5 years) to cover tree work.

APPOINTMENT OF COMMITTEE

The present Committee was re-elected for the coming year.

APPOINTMENT OF AUDITOR

Mr. P. Brightwell was re-elected Hon. Auditor for the coming year.

OTHER BUSINESS

A request was made that an examination should be made of the restricted visibility at the junction of some roads on the Estate - This would be examined.

A criticism was made of the amount of loose chippings on the sides of the roads. It was suggested that these could be stockpiled and used in snow conditions in the winter. The Technical Sub-Committee would check the cost of removing the chippings. An endeavour would also be made to reduce the amount of loose chippings on subsequent tar-spraying and chipping operations.

It was stated that it was expected that work on Half Acre Hill would start about mid-July.

It was confirmed that the gate in Upways would be restored.

There were some complaints of cattle trespass from Winkers Farm. This will be investigated by the Committee.

THE RESIDENTS' TRUSTEES AND THE ROADS COMMITTEE

It is thought that the following information may be useful, particularly to new residents.

THE RESIDENTS' TRUSTEES

The Residents' Trustees hold, on behalf of the residents, the freehold of the estate roads together with the rights conferred by the covenants applying to all land on Chalfont Heights Estate. These responsibilities were taken over, from the Stroud Trustees, in 1965.

The Residents' Trustees are thus owners of all verges and other land bordering the estate roads and of all trees thereon. The Trustees are very anxious to preserve the amenities of the estate for the benefit of all residents and before any tree is cut back, lopped or removed the Trustees must be consulted.

The Residents' Trustees are also responsible for ensuring that the covenants are complied with and any proposed developments or alterations to existing buildings must be approved by the agent for the Trustees, namely Mr. R. Gunner, Hathersage, Chiltern Hill.

The Residents' Trustees are:

Mr. J.R.T. Hooper	Beechlawn, Chiltern Hill.
Mr. M.C. Ashworth	Orchards, Lewis Lane.
Mr. B.W. Clarke	Greenroyd, Woodside Hill.
Mr. F.M. Simons	Trelawney, Woodside Hill.

THE ROADS COMMITTEE

The Roads Committee undertake the making-up and maintenance of the estate roads on behalf of the residents. The cost of this work is covered by the annual subscription. The Committee holds a public liability insurance policy in respect of the roads; the cover provided is up to £50,000 for any one occurrence and up to £100,000 in any one year.

The Roads Committee consists of:-

Mr. J.R.T. Hooper (Chairman))	
Mr. M.C. Ashworth (Treasurer))	(also Trustees)
Mr. B.W. Clarke)	
Mr. R.W. Gouldbourn		Greenhedges, Lincoln Road.
Mr. R. Gunner		Hathersage, Chiltern Hill.
Mr. P.K. Moloney		Auverne, Sandy Rise.
Mr. R.I. Morgan		Long Gables, Ellis Avenue.
Mr. A.R. Morris		Ley Cottage, Ellis Avenue.
Mr. E.A. Wilson		Squirrels, Winker's Close.
Mr. V.J.R. Sutton		Cedar Heights, Lincoln Road.

On behalf of Committee

V. SUTTON

ANNUAL SUBSCRIPTION

The annual subscription for 1967-8 is now due. The amount is £7..6..0 or a half rate subscription of £4..3..0d for residents who have contributed a sum of £30 - £40 towards the cost of making up their road. (Please see Minute of A.G.M.)

PLEASE HELP THE COMMITTEE

BY PROMPT PAYMENT OF THIS YEAR'S SUBSCRIPTION

PLEASE SEND IT NOW, TOGETHER WITH THE FORM BELOW, TO:

===== CHALFONT HEIGHTS ROADS COMMITTEE =====

To: Mr. M.C. Ashworth, Orchards, Lewis Lane, Chalfont St. Peter.

I enclose subscription of £7..6..0 / £4.. 3.. 0 / £40 plus half rate subscription of £4..3..0 for 1967-8.

NAME

(Capitals please)

ADDRESS

Name and Address

Date

No receipt will be issued unless specifically requested.