

**Chalfont
Heights**

ROADS COMMITTEE

Please reply to:

TRUSTEES

Please reply to:

May 1982

Dear Residents,

I apologise for the long delay in sending you the minutes of the Annual General Meeting but this is entirely due to my absence on business over the last few months.

Following a number of complaints from residents on various topics, may I list those which seem to dominate -

BONFIRES - Still constitutes the greatest annoyance

PARKING - Seems to be getting worse. Parking on verges and on the ramps.

WASHING - Out all day and visible from the road.

Although the Trustees hold the freehold of the roads, verges and the Trees thereon, together with the benefit of the covenants - all on your behalf - the Trustees and the Committee neither is, nor does it wish to act as, a residents association. In general we believe that if actions of residents seem unreasonable or anti-social it is generally more acceptable if you complain direct to those concerned, rather than to members of the Committee.

For example you have a perfect right to stop and challenge a speeding vehicle who is breaking the speed limit on the Heights - IT IS YOUR ESTATE - SO PLEASE HELP MAINTAIN THE STANDARDS.

By the way many thanks to the gentleman who spent so much time adding a little colour and cleaning up both islands on Chiltern Hill.

Here's to a happy Summer.

Yours sincerely,



Denis Bates
Chairman

CHALFONT HEIGHTS ROADS COMMITTEE

TWENTY SEVENTH ANNUAL GENERAL MEETING

to be held on

Friday, February, 26th 1982

at the Chalfont Park Sports Club,

at 8-15 pm.

A G E N D A

1. MINUTES

To confirm the Minutes of the 26th Annual General Meeting held on February 6th 1981.

2. COMMITTEE'S REPORT FOR 1981

To consider any matters arising from the report :-

- a) Roads and Trees
- b) Gates and Signs
- c) Trustees/Development
- d) Finance
- e) To adopt the Report

3. SUBSCRIPTION FOR 1982

4. TERMS OF REFERENCE/CONSTITUTION

5. TO ELECT A COMMITTEE

6. ANY OTHER BUSINESS

7. TO CLOSE THE MEETING

MINUTES OF THE TWENTYSEVENTH ANNUAL GENERAL MEETING

3⁴ Householder/Residents attended. Apologies were received from Mr. and Mrs. K. Jones and Mr. and Mrs. Chandler.

The Chairman opened the meeting by introducing the Trustees and members of the Committee to the residents and then paid tribute to the work of Leslie Bateman and Hugh Jarvis whose resignation was reported in the Annual Report.

A special welcome was extended to Mr. Brian Collins the Estate Solicitor.

1. MINUTES

The Minutes of Meeting of the Twentysixth Annual General Meeting were approved as circulated and signed by the Chairman.

2. THE ANNUAL REPORT

Roads In amplifying the Committee's report, the Chairman reiterated the intention to spend some £300 per year on essential repairs to existing gullies and to road edges where break-up occurred.

Resulting from the most severe winter weather for years, consideration had been given to the provision of grit containers at various points on the Hill sections. This would provide an emergency supply which could be used before the arrival of the Contractors. It had also been suggested that the Council might be approached to provide these boxes at little or no cost to the Estate. In the event of this approach being unsuccessful, Mr. Malandine had kindly offered to propose that the fighting fund might be used for this purpose.

The Committee promised to review the situation and report to the residents in due course.

Mr. Gray then asked if there had been any accidents or damage due to the ramps reported to the Committee, which in his view had been a total success. The Chairman reported that some difficulty had been experienced during the snows but most residents either used Joiners Lane, walked or left their cars at home or in the Car Park.

Apologies were offered to residents in Sandy Rise for not including them in the sanding during the first snowfall but the road was sanded after the second one.

Mrs. Wickham reported that having been a great anti-ramper at the beginning was greatly pleased at the reduction in traffic generally but asked if the Estate Contractor could counteract the rapid overgrowth of verges particularly in Upway. The Chairman promised to look into this problem and took the opportunity to stress to all residents not to park on verges or the islands and to take care of the verges outside their properties since to employ a Contractor to undertake all the work involved would be very expensive.

In answer to a question from the floor the Chairman thought it impossible to enforce a ban on parking, although it is legally possible.

It had been operating successfully for the past twenty-six years and in the main the residents were well satisfied. On the other hand developments were taking place and the Trustees and the Committee were collectively involved in taking decisions, sometimes both difficult and involving large sums of money, and the situation could easily be different.

In either case the Trustees and the Committee were taking decisions relying upon the residents support and that in the unlikely event of litigation being involved that they could look to the residents at the end of the day for reimbursement. It was felt that in making decisions and having this responsibility the Trustees and the Committee were vulnerable and that the residents were not fully aware of their own part in this arrangement. It was time, Mr. Collins thought, that the residents should understand the responsibility they were asking the Trustees and the Committee to take, and underwrite them.

Mr. Wickham suggested to the meeting that liability on covenants was difficult to imagine but liability on roads had greater potential. He further suggested that the problem of covenants might easily be resolved at an EGM but claims on the roads would be more difficult to clear by mandate. If such a claim was made and not covered by the present Insurance (a remote possibility) then the Committee most surely would be entitled to look to the residents for reimbursement until a better solution was found.

Mr. Luya, one of the Trustees, had the impression that the present Policy indemnified the Trustees in which case the residents and non-residents would be treated as third parties.

It was finally agreed that in principle it was generally acceptable that the Trustees and the Committee should be indemnified against claims made against them in the performance of their tasks on behalf of the Estate, and that in the end the residents themselves would have to accept ultimate responsibility.

Meanwhile it was requested that the whole matter be investigated further with the Insurers and the residents be notified of the outcome.

5. ELECTION OF OFFICERS

Mr. Ted Gray of Lewis Lane proposed that the Committee be re-elected en Bloc and this was unanimously agreed by the meeting. The Chairman thanked the residents for their continued support.

6. ANY OTHER BUSINESS

Bonfires Once again this question was raised. The Chairman stated that there was nothing illegal in having bonfires - only that they were anti-social and irritating. Mr. Collins suggested that one course of action, if they became too much of a nuisance, was to take out a summons by the resident affected - and see what happens.

Tobogganing The Committee emphasised the danger of children using the hills as a toboggan run during the snowy periods. This is exceedingly dangerous to both children and motorists negotiating the hills.

There being no other business the meeting closed with thanks to the Sports Club for the use of their premises and the services of the Bar.

**Chalfont
Heights**

ROADS COMMITTEE

Please reply to: "Bochym", Lewis Lane, Chalfont Heights.

TRUSTEES

Please reply to:

4th February, 1982

To all Householders/Residents on Chalfont Heights Estate

Dear Resident,

As suggested at the previous Annual General Meeting, I attach a copy of the Terms of Reference/Constitution of the Committee together with the Annual Report and the Accounts for the year. As some of you may remember the Terms of Reference were firmly established some twenty-six years ago at the very first meeting of the residents, and upon which the Committee have operated ever since.

Additionally, it would seem reasonable that in view of the many changes of residents during the past fifteen years or so we should underline the responsibilities and commitments we have as Householders on the Estate.

Having established a representative body and a "Trusteeship" for the Estate, it follows that the general policy should be made known, and this has been published in the booklet "A History of Chalfont Heights" in which Appendix 2 and 3 cover the relevant information. It does not however, deal with indemnification of the Trustees and members of the Committee in the execution of their duties on behalf of the Estate. This indemnification has always been implied from the outset.

The attached document completes the formalities and it is proposed that it be re-confirmed at the Annual General Meeting, after which it will be included as a further Appendix to the booklet.

The Annual General Meeting will be held in the Chalfont Park Sports Club Pavilion on Friday 26th February at 8-15 pm. and the Committee would appreciate a special effort by you to attend.

With very many thanks to you all for your co-operation throughout the year,

Yours sincerely,

Denis Bates

Denis Bates
Chairman