

CHALFONT HEIGHTS ROADS COMMITTEE

Minutes of the 23rd Annual General Meeting, held at the Chalfont St Peter Cricket Club on Friday 10th February 1978.

Committee Members present - Mr J.H. Luya - Chairman
 Mr L. Bateman - Estate Trustee
 Mr D.A. Bates
 Mr D.R. Brown
 Mr G.H. Jarvis - Responsible for roads, trees,
 and verges.
 Mrs G.H. Jarvis - Treasurer
 Air Commodore S.J. Marchbank - Secretary
 Mrs J. Payne
 Mr E.A. Wilson - Estate Trustee
 Mr V.J.R. Sutton - Estate Trustee and Secretary
 to the Trustees

Meeting Chairman - Mr J.H. Luya

Apologies for absence were received from Brigadier Moss.

Residents from 46 of the 183 properties on the Estate were present.

Confirmation of the record of the 22nd Annual General Meeting.

1. Subject to the inclusion of Mr D.A. Bates name in the record of Committee Members present, the minutes of the meeting held on 18th March 1977 were unanimously approved as circulated.

CHAIRMAN'S REPORTIntroduction

2. The Chairman opened the meeting, welcomed new residents to the Estate, introduced members of the Committee, and detailed their individual duties
3. He next outlined the responsibilities of the two bodies safeguarding the interests of Estate residents. The Chairman stressed that the Roads Committee's mandate is to administer the Estate finances, and maintain the roads and trees. The three Trustees are responsible on behalf of the residents for ensuring that the Estate covenants are observed, and for taking appropriate action if residents are in breach of them.

Roads Maintenance

4. The Chairman asked residents to restrict the speeds at which they drive their cars in the interests of safety, and in order to avoid unnecessary road surface deterioration. He said that the Roads Contractor had been requested to repair a number of pot holes, but adverse weather was preventing the work being carried out.
5. The Chairman added that under the terms of the 10 year Roads Maintenance Agreement (now in its fourth year), the contractor would be carrying out routine resurfacing of roads during this Summer. Those chosen would be at his discretion as he was considered to be the expert in such matters.
6. Referring to the making up of the lower part of Sandy Rise, the Chairman commented that he wished to acknowledge the efforts of, and the large financial guarantees provided by Mr Temple and Mr Jarvis. Thanks entirely to their initiatives the whole of the road was now made up. The residents with properties fronting the newly made up portion, and the Chalfont Youth Centre, had each contributed £100 towards the costs. The Youth Centre already pay a roads maintenance ^{contribution}, and the residents involved in the project would be doing so in future.

7. The Chairman requested residents to refrain from dumping rubbish on the islands at the junctions of Lincoln Road/Woodside Hill, Chiltern Hill/Lewis Lane, and on the Winkers Close copse. Apart from being unsightly and causing unnecessary clearance work, such action lowered environmental standards.
8. Residents were also asked to avoid damage to the road verges by ensuring that vehicles were not parked on them.

Trees.

9. The Chairman informed the meeting that Mr Bishop, who had been a very good trees contractor, had given up working on the Estate as he had decided to change his occupation. Mr Jarvis had succeeded in obtaining the services of another man who would be starting work in the Spring.
10. Now that the trees on the Estate are maturing, problems could arise in connection with root damage to, and blockage of sewers. This had happened recently on Woodside Hill, but as a main sewer was involved, the Chiltern District Council carried out the necessary repairs without charge. The Roads Committee would be seeking the opinion of their solicitor about various aspects of the problem. In the meantime no trees would be felled.

Seat on Chiltern Hill.

11. The Chairman said he wished to thank those who had contributed to the cost of providing the seat which was now installed on Chiltern Hill.

TREASURER'S REPORT.

1977 Accounts

12. Referring to the record of Income and Expenditure distributed with the meeting agenda, the Treasurer said that after deducting £527.45 which represented the balance in the Chalfont Heights Fighting Fund (now transferred to a separate account), and £235 received in advanced for 1978 road subscriptions, the Roads Committee bank balances had increased by £155.42 during the year.
The accounts were accepted by the meeting without comment.

1978 Estimate of Income and Expenditure

13. The Chairman referred to the estimates of income and expenditure for 1978 (distributed with the Meeting Agenda) and said that the £283 increase in roads maintenance included an amount of £210 for Sandy Rise (see paragraphs 5-6). The increase of £452 for tree and road islands maintenance was due to the need to carry out work not completed by the contractor in 1977, and the inclusion of amounts for felling 3 dead elms, and preserving the oak tree on the island on Chiltern Hill.
There were no comments.

ELECTION OF THE ESTATE ROADS COMMITTEE.

14. All members of the Committee indicated their willingness to serve for a further year. It was proposed by Lieutenant Colonel D.A. Dickson, and seconded by Mr H.G. Wallis that they be re-elected en bloc. The proposal was passed unanimously.
15. Lieutenant Colonel Dickson expressed thanks on behalf of residents attending the meeting for the work undertaken by the Committee during the past year.

ROADS MAINTENANCE SUBSCRIPTIONS.

General Observations.

16. The Chairman said that the Committee were very concerned about the failure of a number of residents to pay their subscriptions promptly after receipt of the request. In some instances several reminders had been sent.

* Attached at back of the minutes

17. At one stage during 1977 the Committee had been in danger of having insufficient funds to meet the Estates liabilities. The Chairman commented that in August, 28 residents owed £500 between them. Appropriate letters were sent to those concerned, and as a result £100 was received. Subsequently, the Treasurer and Mr Jarvis, had by means of personal contact collected all but £24 of the balance. This had entailed a very great deal of hard work, expertise, and determination, and the Chairman said he felt the meeting would wish him to congratulate the two responsible, on the success of their efforts on behalf of the residents.

1978 Roads Subscription

18. The Chairman drew attention to the Estimates of Income and Expenditure which he had mentioned in paragraph 13, and that in order to meet the £812 income deficiency it would be necessary to raise both the reduced and full rate subscriptions by £4, to £16 and £20 respectively. The increased rates would be effective from 1st January 1978.

Doctor J. Walder proposed and Lieutenant Colonel D.A. Dickson seconded the £4 increases. The motion was carried unanimously.

TRUSTEES REPORT FOR THE YEAR 1977.

Developments.

19. Mr Sutton said that 1977 had been the quietest on record. There had been three planning applications:-
- (a) The building of a house in the grounds of Whinbrook, Woodside Hill. This had been successfully opposed by both the Trustees and Chiltern District Council.
 - (b) The building of a chalet bungalow at the junction of Chiltern Hill/Lewis Lane, in the grounds of Hillside. The Trustees had approved the application in principle, subject to certain requirements being met relating to verges and trees.
 - (c) A small extension to the kitchen of Cefalu, Half Acre Hill. The application had been approved.

Mr Sutton expressed his thanks to Mrs Clifton and Mrs Payne for their assistance with work relating to Trustee business.

Chalfont Heights Fighting Fund.

20. Referring to the Fighting Fund, Mr Sutton said that the balance had now been placed in a separate account. The fund would be administered in accordance with the terms of a letter he had received from the Action Committee. Only the Trustees were authorised to release any of the funds.

50th ANNIVERSARY BROCHURE.

21. Mr Sutton outlined the background to the publication of the brochure, and referred in particular to the delay in publication which had been caused by a prolonged printing dispute. It had not been possible to get the proofs of the brochure released, or to get copies printed.
22. Mr Sutton said he wished to express his thanks to those who had helped in the work of production, or had supplied photographs. They included Mr and Mrs John Laurie, Mr and Mrs Denis Bates, Mrs J. Chandler, and Mrs Jo Payne. 174 copies had been sold to date.
23. Mr Sutton added that it had been the intention to publish as an appendix, a list of residents, their addresses and telephone numbers. The police had however advised against it on security grounds as some copies were being distributed externally, e.g. to Estate Agents.

24. During the ensuing discussion Mr Laurie said he regretted the failure to publish the list, on the other hand Mr Temple commented that houses changed hands, this being so, the list would become out of date in a comparatively short time unless amendments were issued.
25. Summing up the Chairman said he felt that perhaps a list could be made available on request. A pro forma would be attached to the Meeting Minutes asking individuals if they were interested in receiving a copy, or if they did not wish their names to be included in the list - See Annexure 1.

ANY OTHER BUSINESS.

Closing Gates.

26. Referring to the minutes of the 22nd Annual General Meeting, Mr K. Smith enquired about the position with regard to closing the gate at Upway. Mr Wilson replied that the response to the request for volunteers had been poor. Only 5 residents had offered their services. The gate had been closed in the mornings for about an hour on three occasions during the year. At the time this proved an effective deterrent to non residents taking a short cut through the Estate. Immediately the gates were unmanned however, car drivers resumed their old habits.
27. There followed a discussion as a result of which, at the suggestion of Mr H.G. Wallis it was agreed that another effort should be made to get volunteers for gate closing duty. As a result 29 residents attending the meeting offered to help. Mr Wilson agreed to organise the roster.

Chalfont St Peter Youth Club.

28. Mr K. Smith said that at the 22nd Annual General Meeting it had been agreed that an attempt should be made to get the management of the Youth Club to abate the noise and nuisance in Sandy Rise caused by members of the club, and he asked if he could be informed about the present position.
29. The Chairman replied that in view of the recent improvement in the road surface, he hoped the noise would decrease. He said he would keep the problem in mind.

Chalfont Heights Fighting Fund.

30. Mr J. Aubrey referred to the minutes of the 22nd Annual General Meeting para 35, and enquired if the Trustees had received a legal opinion with regard to any restraints there might be on the use of the fund.
31. Mr Sutton said that Mr D. McMullen had very kindly obtained such an opinion, which in general terms stated that the fund could only be used for the purpose for which it was created i.e. to help fight external encroachments on the amenities of the Estate. There was a major caveat to the effect that the money could not be used, if such use would be detrimental to the interests of any person who had contributed to the fund.

Development Guide Lines.

32. Mr K. Smith said that in the light of his own experience with regard to a development on the Estate, he felt it would be helpful if all new arrivals could be given a copy of Appendix 4 in the 50th Anniversary Brochure. Mr Sutton said he would bear this in mind.

Obstruction on the Footpath in Joiners Lane at the Entrance to Upway.

33. Mr C.J. Sydee commented that a member of his family had tripped over one of the marker bricks placed on the footpath outside the entrance to Upway. He asked if action could be taken to have the stones removed.
34. After a short discussion the Chairman said that as it was clear that the

obstruction was in Joiners Lane and therefore not within the Estate boundary, it was not a matter for action by the Roads Committee.

35. There being no further business, the Chairman declared the meeting closed.
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Annexure 1.

Reference paragraph 25 of the Minutes of the 23rd Annual General Meeting of the Estate Roads Committee, I would be interested in receiving a copy of the index of residents, and copies of the amendment lists.

NAME

ADDRESS

Telephone Number

Mr V.J.R. Sutton,
Cedar Heights
Lincoln Road
Chalfont St Peter.

Reference paragraph 25 of the minutes of the 23rd Annual General Meeting of the Estate Roads Committee, I do not wish my name to be included in the list of residents.

NAME

ADDRESS

Telephone Number

Mr V.J.R. Sutton,
Cedar Heights
Lincoln Road
Chalfont St Peter.

THE CHALFONT HEIGHTS TRUSTEES AND ROADS COMMITTEE.

Dear Resident,

During the past year the Trustees, and Roads Committee have become increasingly concerned about the deteriorating standards on the Estate. They attribute this, in the main, to non observance of Estate Covenants and difficulties experienced in collecting the revenue for road and tree maintenance.

The Trustees acting on behalf of all property owners, are responsible for ensuring that the Covenants relating to properties on the Estate are observed. In the past the co-operation of residents has made this a relatively easy task. More recently however, there has been a disquieting tendency on the part of individuals to ignore both the letter and spirit of their obligations. This is causing annoyance, and giving rise to requests to the Trustees to take appropriate action. The complaints relate to matters such as:-

The parking of commercial vehicles and caravans within the curtilages of properties.

Depositing debris, leaves, and builders materials on road verges.

Using without consent a house for purposes other than that of a private dwelling.

Acting in a manner which causes annoyance or disturbance to neighbours.

With regard to Roads Committee revenue, delays in paying road contributions result in essential maintenance being deferred or cancelled. In addition the Treasurer is caused a great deal of unnecessary work, and in some instances embarrassment.

The Trustees and Roads Committee, both of which are voluntary bodies, have reached the conclusion that unless the difficulties outlined above are eliminated, and all residents support the efforts of the Estate Management, it will be impossible to retain the present centralized organisation. The only alternative would appear to be a reversion to the pre 1957 situation under which each property owner was responsible for his own road and tree maintenance. It is virtually certain however that such an arrangement could only result in a rapid decline in overall standards and property values.

This subject will be placed on the agenda for the Annual General Meeting, and it is hoped that you will be able to attend, to express any views you may have.

Yours sincerely,

Trustee.

Chairman Roads Committee.