

CHALFONT HEIGHTS ROADS COMMITTEEMINUTES OF THE THIRTYFOURTH ANNUAL GENERAL MEETING

held on Friday 17th. February 1989

at Chalfont Park Sports Club at 8.15 p.m.

Apologies for absence from Mrs. K. G. Smith, Mr. N. McAlister, Mr. & Mrs. P. Barnes, Mr. & Mrs. H. Welch and Mr. J. Rees, Mr. H. M. McKeeman.

Mr. J. H. Luya in the Chair

Before opening the meeting formally the Chairman thanked all the residents present for attending the meeting and offered the Committee's thanks to the Chalfont Park Sports Club for their hospitality. The A.G.M. has been held at the Sports Club for many years and has always made everyone very welcome.

The Chairman then referred to the retirement as Chairman of Mr. Denis Bates. He has lived on the Estate for a very long time and has been a member of the Committee for about twenty years, having served as Secretary and Chairman and as a Trustee since 1982. Denis has worked hard on all Estate matters and deserves the thanks, not only of the Committee, but all the residents as well. There was warm applause from the floor for which Denis thanked everyone for their kind appreciation. He wishes to stay on the Committee as a Trustee.

The Chairman then turned to the problem of security lights. Although the Committee does not usually become involved in matters such as this, he felt that as many of these lights shine onto the road and can cause disturbance to other people, he must ask residents to adjust their lights accordingly so that they do not inconvenience anyone.

The Chairman then introduced each member of the Committee, and explained the tasks pertaining to them. The list of Committee members, together with their duties is recorded under 'Election of the Committee'.

1. MINUTES

The Minutes of the thirtythird A.G.M. were taken as read and on being proposed by Mr. P. Aldworth and seconded from the floor, were approved and signed by the Chairman.

2. COMMITTEE'S REPORT FOR 1988

A copy of the report was circulated to all residents prior to the meeting and the Chairman asked for comments from them.

a) Roads, Gates and Signs

Roads - Mr. Newton said he did not consider that the quality of the work was up to the standard of the Woodhill Estate which is just off the Lower Road. He reported that during heavy rain the water poured down from the goat track in Sandy Rise causing the shale to be washed away from the spur leading to Tor House where he lives, and only one third of the spur had been surfaced. The Chairman explained that when the Estate was developed, the roads were cart tracks and it was not until later that residents paid towards having the roads made up to a reasonable standard and surfaced with tar macadam, which was adequate for the volume of traffic at that time.

2. a) Roads (Cont'd)

The road contractor has a ten year contract, five years of which have passed. The work is not up to the standard of the previous ten year contract. If a higher standard for the roads is required, the road subscriptions would have to be increased substantially. The Chairman asked residents to bear with the Committee for this year so that they could attempt to upgrade the work carried out under the existing contract.

Mr. K. G. Smith reported that after heavy rain the water was right across the road outside his house in Sandy Rise and it is obvious that the drain needs clearing. He asked if the ramps could be raised to prevent cars and motor cycles travelling fast to the Youth Centre.

Mr. Aldworth said he would write to the road contractor regarding these points. He considered that the standard of the roads was as good as what we paid for.

Mrs. Wickham suggested that the contract for ten years was too long a period - she appreciated that if the subscriptions were not paid, the work could not be done.

Gates and Signs

There was little to report on these, other than damage by vandals. Residents were asked to telephone the Police if they saw or heard anything suspicious and any signs found lying about should be returned to a Committee member.

b) Trees

Mr. Chandler reported that the programme continues, but in some instances spaces had been left to allow the ground to settle after the storm in 1987. Removal and planting of trees was based on the report and suggestions of the Bucks County Council Forestry Officer and our tree surgeon. Rotten trees had to be felled together with those that were dangerous. Residents are informed when trees are to be removed and are given a choice of variety from which to choose where replanting is necessary - the quality of the trees supplied is very good.

c) Finance

The Treasurer said that copies of the audited accounts were available at the meeting. He reported that he had received a letter of resignation from Mrs. D. Annan as she is leaving the Estate - he considered a vote of thanks was due to her for the efficient and prompt way she audited the accounts. A new auditor will be required and if any resident is interested, would they let the Treasurer know.

The Treasurer went on to say that the general drift was for more residents to pay late. There was a small increase in the number who had not paid for more than one year excluding those who were not pressed because of their financial position.

There were many suggestions from the floor as to how to encourage payment of subscriptions, most of which had been tried before. The Treasurer said that on the back of the copy of the accounts, there was a reminder printed in large letters that payment was due. Although the financial year commenced on the 1st. January, the amount of the subscription was not determined until the A.G.M. It was suggested that payment should be made by the 1st. March each year - this was proposed by Mr. Young and seconded by Mrs. Chandler and agreed. Therefore all annual subscriptions are now due by 1st. March at the latest. Mr. Aspinall thought it should be made clear to whom the subscriptions should be paid, but every resident was given a copy of 'A History of Chalfont Heights' and the names and addresses of the Committee, including the Treasurer were published in it and in these Minutes.

c) Finance (Cont'd)

The Chairman said that to enforce payment was not easy as all the covenants on the Estate varied, together with the amount of the subscription payable at the time each house was built. Taking residents to the small claims court was dubious on legal grounds. Mr. Wickham considered that the very small percentage of non-payers was hardly worth pursuing. A resident thought that persistent non-payers should be named, but the Chairman replied that he was not in favour of publishing names - if any resident wished to know, he would tell them after the meeting. An invitation to non-payers to meet the Committee had at one time been arranged, but they did not turn up.

Mr. Dunn asked the reason for employing an architect as shown in the accounts. The Chairman said there were occasions when the Committee considered professional advice was necessary when plans were not appropriate to the Estate and discussions with the Chiltern District Council were necessary.

The adoption of the accounts was proposed by Mrs. Wickham and seconded by Mr. Newton and agreed.

d) Trustees /Development

A number of applications for extensions was received and apart from a few alterations they were settled amicably.

Questions were asked regarding the development of the land adjoining Southfields Woodside Hill. The Chairman replied that interest had been shown by three developers but these did not proceed. It is the wish of the present owner that Southfields should be kept and one detached house erected on each plot, although one developer had applied for two houses on the larger plot, but Chiltern District Council will only permit one. The Secretary said that another developer was showing interest but this was in the very early stages. Mr. Aldworth has a friend who is still interested in building a house for his own occupation on the larger plot.

The position of the Lincoln Road development was raised. The Chairman said that at present this was very quiet and no approach had been received from the developer. This may be due to the present economic climate. It appears that some fences are being erected.

e) To adopt report

Mr. Wilson proposed that the report should be adopted and after seconding was agreed.

3. SUBSCRIPTIONS FOR 1989

The subscriptions for 1989 would remain the same as for 1988 as follows:

FULL SUBSCRIPTION - £45.

REDUCED SUBSCRIPTION - £41.

The adoption of the subscription rates was proposed by Mr. Williams and seconded by Mrs. Wickham.

4. ELECTION OF THE COMMITTEE

The Chairman announced that it was the custom for the Committee to resign with the exception of the Trustees who are permanent members. Mr. Wickham proposed that the present Committee be re-elected and this was duly seconded and carried unanimously.

The Committee and Trustees are as follows together with their duties:-

- P. Aldworth, Claremont, Winkers Close.
(Roads, gates and signs)
- D. A. Bates, Bochym, Lewis Lane. (Trustee)
- J. S. C. Chandler, Swan Ridge, Lincoln Road. (Trustee)
(Trees)
- Mrs. M. E. Clifton, Little Dormers, Chiltern Hill. (Hon. Secretary and
(Planning and secretarial duties) Trustee)
- J. H. Luya, Wellingham, Lincoln Road. (Acting Chairman and Trustee)
- H. M. McKeeman, Chiltern Cottage, Lincoln Road.
- J. W. Williams, Hartwell, Winkers Close. (Hon. Treasurer)

Mrs. Clifton proposed that Mr. L. Newton, Tor House, Sandy Rise, should be elected to the Committee and this was seconded by Mr. Aldworth.

Mr. Chandler proposed that Mr. T. Cooper, Timbers, Woodside Hill, should be elected to the Committee and this was seconded by Mrs. Davies.

5. ANY OTHER BUSINESS

Mrs. Wickham reported that Chalfont St. Peter was now a litter free village and this gave everyone the opportunity of approaching people who were seen dropping litter and encourage them to put it in the litter bins, especially children who drop sweet papers.

There is a new Warden at the Youth Centre and it was suggested that she should be approached and asked to help to keep the area round the Centre clean. As President of the Youth Centre, Mrs. Wickham said she would speak to her and also about speeding.

The allocation of numbers to houses on the Estate was raised, but this was met with mixed feelings and has been brought up on many occasions.

Mrs. McAlister asked who was responsible for the lights on the Estate. These are provided by the Chiltern District Council and are paid for by them. If any of the lights are not working report to Mrs. Down - telephone 889310.

After a vote of thanks to the Chairman, the Meeting then terminated.