

Templemere

www.templemere.co.uk

Lake dredging

We have agreed with our contractor Land and Water which trees will have to come down to get the very wide-tracked amphibious excavator through the woods. There are two near the top and four further down - they are all TPO protected so an application has gone to Elmbridge for consent to remove them. As we have planted over 40 trees in our woods in recent years it is hoped that the Council will agree. The tree work will be done following consent but in time for dredging to start in early January. The machine will dredge our 'frontage' and Beechcroft's and clear the far bank (which we own) of reeds and debris. We have £8,000 from Elmbridge under the Community Infrastructure Levy and, together with contributions from Beechcroft and what is already put aside, this should meet the cost. We will see if we can shift the revetment to widen the narrow part of the lake; although this is on Beechcroft, it would improve flow through our bit of the lake - but may prove too costly. Some residents at Oatlands Mere have shown interest in using our contractor for their part of the lake (at their expense of course); again, this will improve the flow.

Bamboo in private gardens

Bamboo should be well pruned and its roots confined so it does not encroach on neighbouring gardens. It grows large and is invasive; regular attention is vital.

Covenants I: Renting

The Style & Product Guide was distributed to houses over the summer. Copies are being sent to non-resident owners with a letter explaining how the covenants place restrictions on renting. Owners of houses let on an unfurnished or multi-occupancy tenancy and/or for more than 3 years out of the last 4 are in breach of covenant. The covenants are enforceable by the Society and costs recoverable from defaulting owners. Landlords who wish to continue to rent out a house here should make a written request for consideration by the committee. Tenants must abide by the estate rules and the advice in the guide. Permission will not be granted if nuisance is caused to other residents. The Span ethos was to create estates of owner-occupiers, and the owners were required to manage the estates as communities for the benefit of their residents; clearly tenanted houses do not fit this criterion. Please bear this in mind when considering whether retaining a property here - which you do not live in yourself - is advisable in the long term.

Autumn events

Posters will be distributed for display if you are happy to welcome Trick or Treaters on Sat 31 October. The next Woods Day will be on Sat 7 November, mainly to collect wood for another impressive Guy Fawkes bonfire; there will also be fireworks on the lawn.

House fascias

Surveyors reporting on two houses up for sale recently both commented that the Templemere house fascias are not a problem - however, if you do want to replace your fascia please consult the committee in advance as there is now a suggested solution which is a good match for the appearance of the original fascias.

Out with the old

Lance and his team will be replacing some of the old plants and shrubs this autumn with like-for-like new plants in most instances. Some of the skimmia, in particular, seem to be past their best - leggy and with significant dead areas - so new, smaller plants will go in over the next few weeks. Euonymus, juniper, choisya, hypericum hidcote and lavender hidcote are among the approved plants for Templemere that will also be used to fill gaps in borders. The planting will take place in each of the zones as Lance and his team get to them in rotation, so please keep an eye out for new plants and shrubs outside and adjacent to your home. If the recent dry spell continues, they will need lots of water and it would be great if residents could take some responsibility for ensuring the survival of plants that will enhance the approach to their own houses and their vista for years to come.

Road marking

Diligent but unsuccessful attempts have been made to interest road marking firms in re-marking the white triangles on the 'sleeping policemen' so we have decided to try to do it ourselves. The 'paint' is slow drying so there will be some interference with traffic with temporary bollards but we will do them in sequence over the next few weeks to minimise this. Bear with us - the bonus is that it will be cheaper!

Conservation Area consultation

Elmbridge BC were unable to view the estate during September due to absence of staff. A member of Surrey Gardens Trust did have a look around the gardens on 11 September. They will form part of the CA process as the way we have maintained the 18th-century gardens is a key element of our estate. The visit from Elmbridge will now take place in the spring with a residents' workshop around the same time. We will update you when we have further information.

For parents & grandparents

Please remind your children and any visitors to take care near the lake edge and also to look out for vehicles on the estate roads - since drivers do not always heed our speed warnings.

Window cleaning dates

Window cleaning is carried out by All Counties Window Cleaning (David Beeston). A Templemere Googlemail will go out when the job is complete, giving 48 hours for residents to notify the contractor direct of a complaint so make sure you are on the Googlemail list to get these messages (contact Annie Henderson-Begg to join).

Please arrange for access and close your skylights during gutter and roof cleaning.

Guttering/roof & window cleaning
w/c 16 November

Window cleaning
w/c 21 December

Guttering/roof & window cleaning
w/c 25 January 2016

Window cleaning
w/c 29 February 2016

Garage electricity

If you run an appliance in your garage (eg freezer, tumble drier) the committee asks for a contribution of £50 per appliance, per year, to cover electricity from the communal supply. Please contact the treasurer to pay. This does not apply to the 4-bed garages.

That's handy

NEW P L Claridge, electrician
T. 01306 868012 M. 07796 428779

NEW Martin Warner, electrician
M. 07970 818 661
E. warnerelectrics@gmail.com

Knights Glass (Sunbury), Lawrence
M. 07836 616672 www.knightsglass.co.uk

Neil Benstead, plumbing & heating
M. 07899 991945

Greenbelt Plumbing, heating
Jeremy Creek M. 07800 971029.

Waterpoint Plumbing, Paul,
www.waterpointplumbing.co.uk

ThamesFlame, heating, Jay
M. 07983 612784

Bill Durbridge, central heating engineer
M. 07802 243147

Michael Turner, MT Home Improvements
T. 01932 886019 M. 07761 385152

Faith Decorating Services
T. 07563 021758 E.
faithdecorating@mail.com

William Reed, painting & decorating
T. 01932 848516

David J West, carpenter, kitchen fitter
T. 01932 845742

Paddy Campbell, carpentry &
maintenance T. 01932 228379
M. 07949 999985

NEW Simon Clarke Flooring, wood floor
laying & restoration T. 020 8241 8729
M. 07961 975813

The Wood Floor Restoration Company,
Dieter Dickman T. 020 8644 3937
M. 07943 813530
www.woodfloor-restorers.co.uk

Ashley Flooring, parquet floor
T. 01932 252600

Paul Benstead, PS Benstead Building
Services T. 01483 480569
M. 07866 716683

Steve Weller, general builder
T. 020 8330 1563 M. 07759 455451

Andy Hamilton, building works
www.weybridgebuilder.com

Jamie Judd, J J Roofing Ltd
T. 01483 472269 M. 07740 783295

Darren Chambers Roofing
M. 07751 569139 T. 01305 782928

Alan Hawley, rubbish clearance
M. 07971 395164

Thames Upholstery T. 01932 247999

SRB Services Ltd, domestic appliance
repairs T. 01932 821999

Surrey Glasshouse, mirrors, glass &
uPVC T. 01932 336086 / 020 8941 2176
M. 07831 275946

Addlestone Carpets T. 01932 841232

MB Fencing T. 01932 561032

Val Batista, locksmith M. 07919 884918
T. 08452 600240

AMC Locksmith, Stefan T. 01932 242101

Malcolm, handyman T. 07958 128248

Mark Bayley, Cardinal Pest Control
T. 07970 171937 T. 01932 232223

Horticulturalers (Templemere contractor),
gardeners www.horticulturalers.co.uk
T. 01483 488550 M. 07876 345057

Adam North (resident), landscaper
T. 01932 854221 M. 07723 446915

Caroline Petty, Born Gardening
T. 01932 856677 M. 07947 077993

The Compost Centre T. 01483 472423
www.thecompostcentre.co.uk

D L Wood Drain Services
M. 07970 097408 T. 01784 251960
www.dlwooddrainservices.co.uk

Clearaway Drainage Services,
T. 01923 265796
www.clearawaydrainage.co.uk

Walter Koscielniak, computer technician
T. 01932 267085 M. 07985 516896
www.pchelpathome.co.uk

Kulbir Conner (resident), residential
property solicitor M. 07702 183505
E. kconner@setfords.co.uk

Grandparents' equipment list for loans:

Brenda Boyd (no 8) T. 01932 847696
E. bmboyd@vodafoneemail.co.uk

To join the email list or recommend reliable tradesmen, email anniehegg@btinternet.com

Covenants II: Preserving our appearance

The committee wishes to clarify what was said at the AGM re the covenants and their application to non-attached structures in private gardens. Part 5 (3) of the Scheme states 'nothing shall be done that may alter the construction or external appearance...of the estate'. The definition of 'estate' covers houses, private gardens and communal grounds alike. Any structure which you are considering for your garden should not rise above the fence line. As a courtesy to your neighbours plans should be discussed with them in advance as well as with the committee.

3-bed soakaways

Some owners have had problems with the soakaways which drain rainwater from their roofs. In several cases the cause has proved to be a blockage in the downpipe from the roof. Regular maintenance/clearing of this pipe is essential to prevent flooding in your porch and more serious problems developing as the pipe goes underground – far more expensive to remedy. Adding a diversionary downpipe is not in keeping with the original design and therefore would be in breach of covenant. Contact the committee for advice if after clearing the downpipe you still experience problems.

Your committee

**Committee members, phone &
house numbers and their
responsibilities:**

Clare Baxter T. 843078 35
Gardens

Arthur Boulter T. 849991 13
Roads / Painting / Trees / Windows /
uPVC cleaning / Gutter clearing

Nick Canham T. 847662 2
Chairman / Conservation Area

Kulbir Conner T. 07702 183505 22

Mark Garrett T. 845320 12

Annie Henderson-Begg
T. 842969 21

Secretary / Newsletter

Fionnuala O'Brien T. 840719 32

Treasurer

Alex Rayner T. 07720 083651 6
Lake

Brett Robinson T. 878334 37
Woods / Lighting

**The committee is grateful for the
additional help of**

Neda Gharani & the events team 1

Arnold Yau Website 61