

October 2017

Templemere

www.templemere.co.uk



Although the day started with heavy rain and a forecast of more on the way, the skies cleared by mid-afternoon. And camping night, which looked likely to be attended by just a handful of hardened campers, turned into a fantastic and fun celebration of the end of summer for kids and parents alike!

Autumn Events

Friday October 13: Fish Friday. From late afternoon onwards, Byll Brown and family will be serving take-away style fish fingers in a bun with fries at number 57 for a very modest sum. All money raised will go to the RNLI as part of their national funds drive weekend. Hope to see lots of hungry Templemere faces on the day.

Tuesday October 31: Halloween - When little goons and ghosts might come knocking... We'll be dropping a "Trick or Treat" poster through your letterbox on Monday October 30; if you're happy to receive little visitors please put the poster up on your door. Expect the fun to begin from around 5pm!

Saturday November 4: the ever-popular **Templemere Bonfire Night!** There will be a woods day in the morning organised by Brett and his team, which is an opportunity to gather sticks and branches for the bonfire. Please come down to the woods to help and bring the whole family to get in the mood. Kids or adults may want to make a Guy (remember The Donald last year?!) - so any old clothes would be welcome! The evening's fun usually kicks off with fireworks on the main lawn, and then we make our way down to the woods for the magnificent bonfire and BBQ! More details to follow from the events team.



Information for Estate Agents

The management committee, on behalf of the Residents Society, has prepared a note to local estate agents and solicitors who are acting for the sellers and purchasers of Templemere homes. It highlights two of the main covenants set out in the Scheme of Management that apply to the owners and occupiers and points out the importance of abiding by them:

- The prohibition on making any alterations or changes to the external appearance of the houses, or any other part of the estate; and
- The restrictions that apply to the letting of houses and garages

The management committee has a duty to ensure that the covenants are strictly enforced in order to maintain the estate's high standard of appearance. As a result, the committee may take action against owners when breaches of covenants occur.

The note is intended to help prospective purchasers to understand the key covenants and any rules that apply to them and to be aware that action may be taken in the event of a breach.

While these two covenants are considered to be critical in ensuring the society is able to meet its obligations, there are other obligations on owners set out in the scheme. If you are unsure how any of the covenants may affect you please contact the management committee. A copy of the Templemere Scheme of Management is available on the website at: www.templemere.co.uk.

Electricity use in garages ...and their rental

Residents (excluding those in four bed houses) were recently surveyed about their use of electrical equipment in their garages and it appears that few owners are actually making use of the power supply. As a result the Society has decided that it's not necessary to go ahead with an upgrade of all the consumer units, switches, cables and sockets (although distribution boxes were upgraded recently and include improved circuit protection so that all cabling is made safe).

While on the subject of garages, just a gentle reminder that Part 2 to the Schedule in the Scheme of Management explicitly states that "owners shall not let the... garage or permit its use by any person not living on the Estate". So it's fine to rent to people on the estate but garages should not be rented to anyone who doesn't live here.

Anyone renting their garage to a non-resident is in breach of covenant and liable to pay the fee specified in Rule 9A which is currently £45 per month.

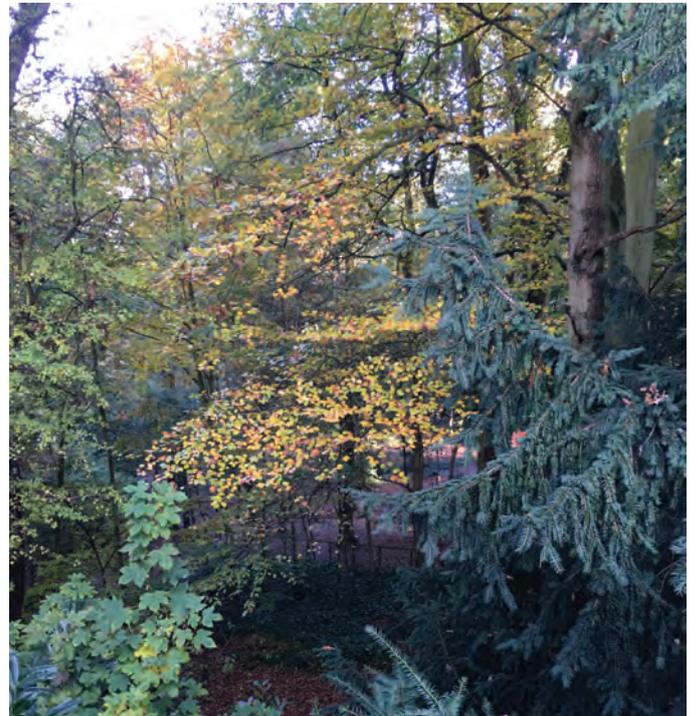
Mushroom lights

Our beautiful new mushroom lights have proved disappointingly fragile in the face of strong weather (and one or two boisterous residents) and several of them have been damaged, two even losing their tops. We have been in touch with the manufacturer seeking a solution, which could be as simple as some stronger fixings or sealant, and are hopeful that the problem will be resolved shortly.

Window cleaning

Window cleaning is carried out by All Counties (David Beeston, 07450 359680). An email 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 email. Please arrange for access and close your skylights during gutter and roof cleaning.

w/c October 16	Guttering/roof & windows
w/c November 20	Windows
w/c January 1 2018	Guttering/roof & windows
w/c February 5 2018	Windows
w/c March 12 2018	Guttering/roof & windows



Garden Rubbish

Please ensure garden rubbish either goes in a council brown bin or, in the case of larger branches, is taken down to the bonfire site. Please speak to Brett Robinson first and never leave anything at the top of the woods.

New limestone paths

The reinstating of paths behind many of the three bedroom houses took place during September. Compacted limestone similar to that laid on the far side of the Broadwater Lake has been put down and it's a great improvement. Nice to see lots of correspondence from happy residents.

Local contractors & services

The extensive list of local businesses has outgrown the newsletter, and can now be found on the Templemere website in the residents information section (direct from the residents tab on the main menu). If you have a recommendation to add, please let Clare Baxter know.

Your new committee

Clare Baxter, 35	01932 843078	Website, newsletter & aerals
Arthur Boulter, 13	01932 849991	Painting, trees & soakaways
Peter Burrows, 24	01932 856070	Treasurer
Kulbir Conner, 22	01932 621142	Lighting & garage electrics
Annie Henderson-Begg, 21	01932 842969	Secretary
Eamonn Moriarty, 9	01932 828179	Chairman & window cleaning
Fionnuala O'Brien, 32	01932 840719	Deputy chairman & parking
Alex Rayner, 6	07720 083651	Lake, roads, paths & walls
Brett Robinson, 37	01932 878334	Gardens & woods

With the additional help of

Neda Gharani, 1	01932 976519	Events
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