



OTTERSHAW PARK ESTATE COMPANY LTD

ANNUAL GENERAL MEETING

to be held at

* Christ Church Hall, Guildford Road, Ottershaw

Thursday 24th November 2005 at 8.00 pm

followed by

a cheese and wine reception

Attached:

1 - Chairman's report

2 - Formal notice of meeting and resolutions

3 - Management accounts for the 12 months ending 31st December 2005 and proposed service charges for the year 2006.

Previously circulated:

4 - Minutes of the 2004 Annual General Meeting held on the 25th November 2004.

5 - Report of the management committee, auditors' report and financial accounts for the year ended 31st December 2004.

* **Christ Church Hall is at the top of the hill past the Trident garage on the road to Woking. You may park opposite the Church.**



OTTERSHAW PARK ESTATE COMPANY LTD

CHAIRMAN'S REPORT 2005

This has been another busy year, with the major issue being the burglaries in garages on the estate. We have continued with work on the bridge and there has been some success with the traveller sites.

Travellers' Sites – slow positive progress?

During 2004 the Public Inquiries on Willow Farm and Field 8594 both found in favour of the local planning departments but the travellers were given additional time to leave the sites and the possibility of appeal.

Willow Farm – This is the site opposite our entrance and the travellers are still there although they were supposed to vacate the site during September. See our website, www.ottershawpark.co.uk, for the latest on this issue.

Field 8594 – The field on the way to Fair Oaks is now empty, although it has still not been returned to its original state.

The Bridge

We consulted a building surveyor who confirmed the bridge was safe and would probably see out the current committee members but suggested phased measures, including tree removal and building work that would help to reduce the damage being done by water permeating the structure. Although not an urgent issue we will budget for work over the next few years.

Roads – second phase surface coating

The 2004 surface coating has not been as successful as previous treatments, with the surface stones turning under the pressure of tyre travel and liquid bitumen being exposed in many areas. We had the contractor back to take samples and they returned to 'dust' the road. This matter is still ongoing with the contractors.

Tennis Courts

For various reasons we had only a single tennis net for much of the year, so apologies for that, but thank you for the calls, which indicate a healthy level of use by residents. The committee would be happy for players to get involved in looking after the courts as they will know what needs to be done and based on this year's performance, will probably do better than John Athersuch and myself. Please let us know if you are interested in taking on that role. We are intending to re-colour and re-line the courts in 2006.

Fairoaks

Our estate is to the side of the flight path for Fairoaks, so the majority of fixed wing flights do not pass directly overhead. However we have become increasingly affected by helicopter flights and would be concerned if the volume of flights of any type increased significantly. The airport operates well below its permitted number of movements. Also current operational hours are less than what is permitted by its license, so whilst we are largely satisfied with current arrangements there is the potential for an increase in noise nuisance if Fairoaks permitted an increase in the number of flights, introduced more night flying or increased helicopter flights.

This year the airport increased its provision for ground support services during May and June, which if continued may encourage flying later into the summer evenings. We have also written to Fair Oaks for information on why it felled several acres of woodland in the area at the end of its runway and why the Fair Oaks Advisory Consultative Committee was not consulted.

The committee is working to maintain our good relations with Fair Oaks, where as neighbours we have local interests in common but will also continue to be involved with local groups who monitor airport activity and encourage effective consultation.

Annual non-Barbecue.

The requests for tickets was disappointing and the committee cancelled the event. I know many residents enjoy the event but we cannot see any possibility of a return in its current form. If anyone has any suggestions, let's hear them please. Meanwhile don't miss the AGM which is now the only general gathering when we can get to know fellow residents.

Covenants - reminder

A summary of the covenants and committee policy for implementation is now available on our website www.ottershawpark.co.uk . Please remember it is your responsibility to be familiar with the covenants in the deeds of all estate properties and failure to obtain committee approval can lead to serious problems during the sale of a property, which are easily avoided by prior consultation.

The committee do not intend to 'police' the covenants and often require a written complaint from residents before taking up an issue, however... there is a requirement under the covenants for gardens and common parts of the estate to be kept generally in a good manner. We have established a maintenance schedule for OPEC owned areas, so now we have our own house in order we will be writing to the few owners who let the estate down through lack of attention to gardens or hedges. Letters are formal, resented by all and a waste of everyone's time, so I would be really grateful if the few householders concerned would consider the impact of their portion of the estate on others.

Ottershaw Park Website – www.ottershawpark.co.uk.

Thanks to John Athersuch, our 'webmaster' for setting up our site with lots of interesting links to local sites and some fascinating history of the park. We also use it to post news items during the year.

If you haven't already given us your email address send it now to john@ottershawpark.co.uk , it will help us to keep you informed as well as saving us time delivering handouts.

Security Issues.

At the 2004 AGM the committee raised the topic of gates for the estate, without appreciating what a contentious issue it was. The security sub committee suggested a questionnaire, to obtain details of incidents, establish the level of concern over security issues and the support for each of the options. The result was disappointing, with only 29 of the 79 residences responding.

The estate was then targeted by thieves and 2 garages on the general estate and about 8 in the Mansion's lower garage block were broken into and in the subsequent discussions with residents we were informed of gates that had been stolen and another garage with the lock broken over the previous few months.

The committee issued the results of the questionnaire with the option for residents to change their views in light of developments or for those who had not already done so, to make a response. We got a further 3 comments, which did not change the fact that the largest group of respondents were happy with the current arrangements and a majority of residents had not replied.

The committee met with our local Neighbourhood Specialist Officer, who was most helpful and suggested that from the police perspective gates were an advantage in security matters as they not only deter incomers but make any subsequent police conviction easier.

Despite the police views the questionnaire showed that only 17 householders wanted an open barrier or electronic gates for the estate. While the committee is sympathetic with this view there is clearly not a consensus for expensive action, so the message remains that we all have to take measures to protect our own properties.

The gates on the 'Pink Road' to the pumping station were also stolen, allowing fly tippers access to the road. It took months of nagging at Thames Water before the gates were replaced and the piles of dumped rubbish removed.

We still occasionally have 'druggies' parking up under the bridge but a resident has suggested installing removable bollards on the accessible side of the road, which should resolve the issue.

Please remain vigilant, inform committee members and the police (on 0845 125 22 22), of any incidents or suspicious activity and, challenge people on the estate whom you do not recognize, if it is safe to do so.

Annual Maintenance Fee - £150 pa.

In view of anticipated costs from works detailed above and to maintain reserves we are proposing an increase to £150 per annum.

The modest annual charge is only possible while we are able to deal with legal, financial and practical estate matters with 'free', volunteer labour from committee members.

Members should also note we have transferred our banking to the Alliance and Leicester which should generate an additional £1,750 in interest payments.

Your Committee – your thanks

Many thanks to our Company Secretary, John Gower, who handles the finances, keeps the books and deals with all property transactions. Also, thanks to John Athersuch who handles many of the practical matters on the estate, from tennis nets to internets, so many thanks to him and to Mark MacDonald who assists in all these matters.

Food & Drink – don't miss it.

Please do your best to attend the AGM as it is the only regular forum members have to express their views to the committee, and it is nice to see you!

The main business of the evening will be followed by general discussion on estate and local matters, which continues more informally over cheese and wine afterwards.

So do support your committee by attending the AGM and get updated on estate and local events. There's a lot going on and we also have a good time. I look forward to seeing you there.

Nigel Eastment, Chairman.



OTTERSHAW PARK ESTATE COMPANY LTD

Notice is hereby given that the 2005 Annual General Meeting of the Company will be held at Christ Church Hall, Guildford Road, Ottershaw, Surrey on Thursday 24th November, 2005 at 8.00 pm

AGENDA

1 - Minutes

To approve the minutes of the Annual General Meeting held on 25th November 2004, previously circulated.

2 - Chairman's Report

To receive the report attached hereto.

3 - Report on Financial Accounts

To approve the report of the Management Committee and the Financial Accounts for the year ended 31st December 2004 with the auditor's report thereon, previously circulated.

4 - Auditors and Remuneration

To reappoint Kew, Ford & Co. registered auditors of Chobham as auditors to the Company and to authorise the Management Committee to agree their remuneration.

5 - Budget 2006

To consider and approve the following resolution:-

"That a general service charge be agreed for 2006 in the sum of £150 payable on the 1st January 2006."

6 - Appointment of Management Committee

To approve the Management Committee for 2006. The following currently represent Members:

Freeholders (1-14, 26-29)	Nigel Eastment	backup	Neil Morgan
Freeholders (15 - 25a)	John Athersuch	backup	Carol Athersuch
Tulk House	John Gower	backup	Iorwerth Evans
The Mansion	Mark McDonald	backup	

7 - Any other relevant business

By order of the Management Committee

J Gower
Company Secretary

NOTE:

A member entitled to attend and vote may appoint a proxy to attend and on a poll vote instead of the Member. To be valid forms of Proxy must be received by the Company at least 24 hours before the time of the meeting. A Proxy need not be a Member of the Company.

24 October 2005

Registered Office:
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Surrey
GU24 8AA