

Trustee Surgery Friday 20th October 2017

Main themes that came out were;

- General landscaping
- Trustee roles and responsibilities
- Covenants and Bye - Laws
- Poor communication

General Comments

Tree program was brought up and discussed.

Suggestion made to re publish this. Perhaps place a copy on notice board.

Action:

EM to publish this on website and main information boards

Covenants discussed. Issues raised ref Motor homes as opposed to caravans.

Feeling was we need to clarification of covenants, bye laws etc. Trustees then need to enforce these and all decisions should be more transparent.

Action:

Trustees have already sought legal advice on their position. The Trustees are looking to communicate this information to residents once they have been able to understand any ramifications first.

Suggestion that we should get a large land registry map and place it on the wall so residents can see what is our responsibilities ref amenity lands.

Action:

This is now being planned and will be displayed on the wall in the entrance to the club when an appropriate medium is provided.

Discussion around Lagoons and miscommunication of responsibilities for the lagoons.

Need to communicate the DPML responsibilities over each section of land – so residents know what is expected.

Action:

Trustees confirm they are responsible for the Lagoons and not residents themselves. We apologise if the communication provided was misleading.

Suggestion made for a secure portal or website for the site.

Comments made ref poor website, Newsletter out of date etc. Last newsletter sent out well after all events had happened.

Action:

The trustees are planning to completely revamp the website and this will form one of the specification.

Brief discussion on speeding cars.

Bye-Laws / Covenants

We need more detailed clarification on bye laws and covenants and how these are enforced. We need to update the bye laws to bring them into the 21st Century!

Action:

As previously suggested the Trustees have sought legal advice and are discussing where are with this. This is a complex scenario and the Trustees will communicate where we are when this information has been understood.

Roads and Footpaths on Delamere Park

These are falling into disrepair. DPML should contact council on resident's behalf to discuss planned maintenance. We identify our local councillor and meet with them, explain our woes re paths, roads etc. He reckons that we will get much more done that way.

Action:

Trustees have met with a local councillor and improvement requests have been fed back to CWAC. New lighting has been installed and a meeting has been organised with the relevant departments responsible for;

- The highway paint lining/marking
- The street lighting issues
- The pathways

This is all very promising and the residents should see improvements to these areas by the Spring.

Planting Beds

Some of the planting beds might benefit from being removed and simply grassed.

Action:

Trustees will consider each and every proposal as they are suggested. However the Trustees are minded to remind residents that they are responsible for adhering to the Covenants of the Park and that the original landscaping must be maintained wherever possible and relevant.

Amenity Lands

The amenity lands on DP need to be mapped to ensure all residents know what is amenity land and what land is in the ownership of individuals and therefore, their responsibility. I believe there is some confusion on this matter and what some people believe is the gradual erosion of the overall amenity / landscape plan for DP. There is also the issue of 'enclosure creep' where individual plot holder's fence/shrub their land to give more privacy but in doing so erode the open-plan nature of the original landscape plan for DP.

Action:

Map is to be displayed on the main boards at the entrance to the clubhouse.

Trustees understand their obligation to ensure the Covenants and Bye Laws of the park are upheld and will do all in their power to ensure this is the case.

Shrubs/Trees Overhanging Footpaths

Comments made re unruly hedging and trees. Suggestion made DPML should take more steps to contact individual plot holders to enforce tidy up etc.

Action:

EM to email all residents and gently confirm their responsibilities.

