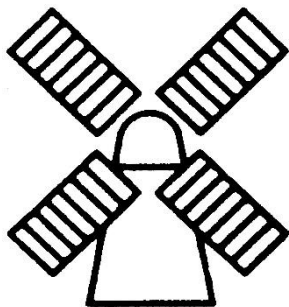


HISTORY OF WINDMILL ESTATE and THE MAINTENANCE COMPANY



The original developer of the estate in the 1960's was local builder George White & Sons (Hazlemere) Ltd. In obtaining permission to build the estate he agreed to include communal greens for the benefit of the residents. Wycombe District Council (then known as the Rural District Council) had insufficient funds to include the additional maintenance cost of new housing developments in the area, so the developer had to agree to maintain:

- 3 acres of greens
- 1000 square yards of communal garage forecourt
- 1000 yards of footpath
- Ad hoc areas of walls and interwoven fencing.

He passed the costs on to each house owner who, in purchasing the property, agreed to enter into a covenant payment of £10 per annum (the annual subscription is currently £85 for 2023 - payable by 1st July each year and may rise in future to keep pace with increased costs). If George White had not agreed to this method the properties would have been sold as leasehold with an annual ground rent or an estate Management Company appointed with power to levy the fee. In 1966 the Residents Association became a Limited Company and took over the responsibility of the maintenance. To pay for the maintenance, the Residents Association (as it was called at the time) also obtained the right under the Covenant on each property to collect the annual charge; your solicitor would have arranged for you to sign this before forwarding it to WEMC at time of purchase.

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Windmill Estate Maintenance Company Limited (as it is now known) is made up of volunteer Estate residents who meet regularly to review queries/issues/contracts thus enabling the Estate to function efficiently and be as cost-effective as possible. Our Committee give their personal time and effort whilst juggling families and careers. We employ an Accounts Company to oversee all transactions and produce annual accounts and a solicitor to advise on legal aspects. The only paid member on our Committee is the Administrator who collects the annual charge from each property and carries out the day to day running of the Company. The Estate should be maintained in an open plan manner and any alterations to property or boundaries must be approved by the Council and WEMC (please refer to our Consent Document).

We hold an Annual General Meeting open to all residents (usually in October) when a report on the current financial situation and maintenance issues concerning our estate are covered. The Parade on Georges Hill is not within WEMC's remit; the shops and flats above are leasehold and have their own managing agent with responsibility for the area surrounding the shops.