



Welcome to Windmill Estate Maintenance Company

Spring 2023 Newsletter

Windmill Estate Maintenance Company Limited is made up of volunteer residents who meet regularly to review queries/issues/contracts thus enabling our estate to function efficiently and be as cost-effective as possible. We employ an Accounts Company to oversee all transactions and produce annual accounts plus our Administrator who collects the annual charge from each property and carries out the day to day running of the Company. The Annual General Meeting, which is usually held in October, is open to all residents for their input and a report on the year's work is made and accounts presented .

Works around the Estate

You may see Scott and the team around the various Greens on the Estate mowing the lawns and clearing the greens of leaves and Debris on a regular basis, but as well as this they carry out various other jobs around the Estate! Over the past few months they have removed a metal guard around one of the trees, repaired the gatepost and rehung the gate at the alleyway on Campion Road, carried out a tarmac survey on the footpaths and forecourts, laid paving slabs in front of the dog poo bin on Primrose Green and supplied and planted 3 new cherry trees on Primrose Green!



Contact Info and Social Media

Did you know that we have a website and now also have various ways in which you can contact us?

On the website you can view past AGM meeting minutes and annual accounts.

(www.windmillestatesmaintenancecompanylimited.godaddy.com We are looking in to shortening this address to make it more user friendly!)

We also have a Facebook page (please search for Windmill Estate Maintenance Company Limited and give our page a 'like'!) and we are also setting up a private Facebook group for local residents, which we will start using once we have a good number of members. To join, please head to www.facebook.com/groups/wemcresidents and answer the questions to request to join.

You can also contact us via email at wemc67@yahoo.co.uk or call Alice on our dedicated phone number 07394 332262

We don't just cut grass!

I joined the Windmill Estate Maintenance Company in November 2022 and have heard a number of people comment that all we pay for is 'a bit of grass cutting'! I will be honest and say that before joining the company I was also guilty of saying the same! However since joining I have realised that there is so much more involved! To run the business we have to pay for insurance, solicitor and accountants services, website hosting, administration services, various contractors and more to make sure that everything is run professionally and legally as well as all the repairs and maintenance issues.

COME AND JOIN US!

Could you be our next committee member?!

We are always looking for new members to volunteer to join the committee.

We usually meet on the first Monday of the month at 7.15pm and meetings usually last about an hour!

(the AGM in October usually lasts a bit longer!)

Even if you can't attend every meeting, we would still be interested in talking to you if you think you might like to join. We are reliant on those that volunteer for the committee to keep the Windmill Estate Maintenance Company Ltd going in future and avoid any huge increases in our yearly maintenance fees. If WEMC ceased to exist, then the contract would have to be taken over by a private management company who would charge several hundreds of pounds a year.



Streetlights

Good News for residents!

You may have been aware of the ongoing situation surrounding the streetlights on the Estate, that has taken up a lot of time and effort over the past year. But there is good news!

We have managed to save Widmer End's streetlighting so thank you for all the support, emails and attendance at various meetings. Hughenden Parish Council had rescinded their proposal to turn off our lights in early 2023 and at their meeting on 10th January the councillors voted to adopt our lights and will be looking into costs for a maintenance programme. This seems a positive, reassuring step after months of uncertainty.

A huge big THANK YOU in particular to Ann Hester and Rob Hey who have both worked tirelessly on our behalf to help make this happen.

Yearly Maintenance charge for 2023—2024

IMPORTANT INFORMATION

At our monthly meeting at the start of April, it was agreed by the committee that the maintenance fee for the period 2023—2024 will rise by £5, to £85 for the year. We had stated at our AGM in October that we would be increasing the fee to £90 for the year, but we appreciate that times are hard for everyone at the moment and want to keep the increase as low as possible (this also has an impact on everyone on the committee too as we all live on the Estate), but at the same time the age of the Estate means that more repair works are likely to be required over the coming years and there are already some large repair works in the pipeline (garage forecourts, footpaths and alleyways need resurfacing and we are currently in the process of getting quotes for these jobs) which means the reserve that we currently have in the bank account will very quickly diminish.

We had managed to hold the fee at £80 for the last 3 years but the increased cost of labour and materials means that repairs are costing more than in previous years and there will also be more work needing to be done this year.

The annual maintenance fee is payable by the end of June each year and we will be sending the letters out shortly, so please do keep an eye out for it. There are various ways to pay including bank transfer, cheque, cash and paypal and all the information will be available on the letter. Please note that any cheques will need to be posted to our new administrator at the following address:

**Alice Ramcharran, 14 Cowslip Road, Widmer End,
HP15 6BJ**