

Season's Greetings Everyone

At the time of writing it seems a new Covid variant makes it an unsure Christmas but we hope that everyone will be sensible and another lockdown can be avoided.

At the AGM, way back in August, residents who attended, voted to retain a voluntary committee to run the estate. I am pleased to confirm we have an additional five new members on the team, making a total of ten in all.

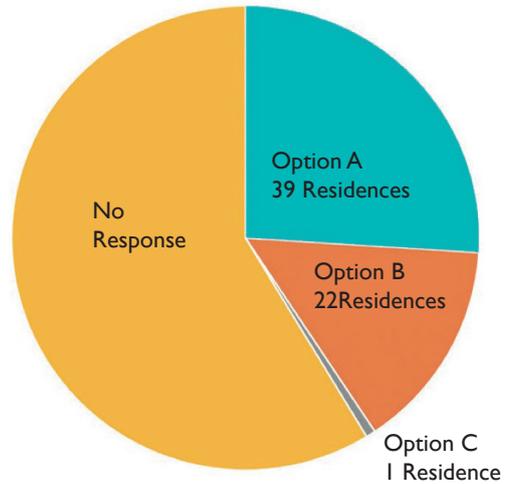
I thought you might be interested to see the results relating to property management vs voluntary committee, the actual number of forms returned was very disappointing.

It seems that approximately a third of the residents are making the decisions for the 149 properties on the estate.

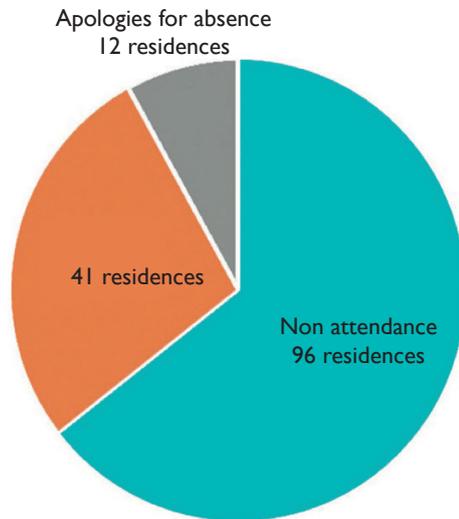
The new committee have met on several occasions and the plan is to create a strong team capable of managing all aspects of maintenance work throughout the estate. It is very early days but the intention is to communicate effectively, ensure that there are always a minimum of two members to meet with outside contractors and the same when making house calls.

The goal is to have a fully functioning team who are completely aware of ORRA guidelines and have the confidence to work within those parameters and shadow each other to ensure they have the skills to deal with anything that comes their way. As new people join, others will want to step down, therefore, it is an ongoing process which needs to be reviewed annually.

Results of management option



Attendance at AGM August 5th 2021



ROADS

A report for road maintenance was produced in 2020 and the first phase of works was completed this year. The second phase is in the planning stage and a specification will be prepared and contractors asked to tender in Spring 2022.

FINANCES

We are now eight months into the financial year and whilst most residents have paid their maintenance charge, five households have not, despite several reminders. These are two residents in Ratton Garden, one in The Close, one in The Grove and one in Ratton Drive.

If this is you, please forward your payment as soon as possible. It is impossible for ORRA to carry out essential works without the necessary funds.

At the AGM in August, it was agreed that the maintenance charge will increase by 10% in 2022. There has been no increase since 2019.

Following ORRA's request for further Committee members, Janet Olliff has agreed to become the next Treasurer. Janet and Angela are carrying out handover meetings and completing the necessary paperwork so that Janet can take full control from the New Year.

TREES

The 2 year tree survey by our independent arborist and maintenance work by our tree surgeons has now been completed. The next survey and report will be undertaken in Spring 2022 and I am in the process of securing quotations to keep things competitive.

Sadly one old soldier, a particularly large Sycamore, full of character, had succumbed to a significant amount of internal decay requiring it to be felled. As it was so close to a resident's driveway, it can not be replaced in the same location but we will replant another tree elsewhere in due course.

It reinforces the need to keep up with our surveys every two years, as so many of our trees are now becoming very mature indeed and it is vital to have an expert eye run over them regularly, as we cannot see what may be going on inside the apparently healthy looking tree.

I have had to ask a few residents who were consistently parking and driving over large Beech tree roots on the grass verges, to abstain from this as it has caused damage to exposed tree roots above ground and will allow disease to access the trees. Something so trivial sounding can actually cause huge damage and expense to us all through added tree work and loss.

Two new Walnut trees will be planted soon in Walnut Tree Walk to replace two dead Almond Cherry trees that had to be removed. Both residents are keen to have them outside their properties and have agreed to water them for their first Spring and Summer to aid in the new growth and well being. We will also still be looking for new areas around the estate to continue our on-going replanting programme to guarantee the estate has plenty of trees for the future.

LEANING LAMPPOST

Highways have been on site to reconnect the existing lamppost on Ratton Drive.

Unfortunately, they were unable to reposition it because of a water main. It will now be necessary to have a modern post installed on the bank because the area could not support the weight of the cast iron post and would therefore be dangerous.

THE ORRA COMMITTEE 2021-2

Full contact details are available on the ORRA website.

Chair: Rose Kiley

Company Secretary: Gary Robinson

Treasurer: Angela Potter - Janet Olliff

Trees: Julia Batchelor

Roads: Greg Evans, Gary Robinson, Nigel Wesson

Planning: Richard Hermida, Ann Cockerham

Christine Dunn

Jenny Diack

FINALLY

As the sun will soon set on 2021 and rise again in 2022, on behalf of the ORRA Committee I would like to wish you all a peaceful and joyful Christmas and a healthy and prosperous 2022.

Kind regards

Rose Kiley

ORRA Chair

