

**Whiteley Area K+ (ARK+) Residents' Association
Annual General Meeting – 30th March 2009
Meeting Minutes**

Attendees:

Committee Members:

Pat Thew – Chairperson
Sarah Allen – Secretary
Riki Hooker - Treasurer
Huw Millington – Webmaster
Spencer Allen

Committee Member Apologies:

Jamie Holt
Sue Mcbride

ARK+ Residents:

Mr & Mrs Garrett
Mr Beckett
Mr Butcher
Mr & Mrs Hague
Mr Rogers
Mr Osborn
Mr & Mrs Rowe

Representative from Countrywide:

Derek Olver

Representative from Hampshire Police:

Sgt Stanton

1	<p>Welcome & Introductions</p> <p>ARK+ Residents' Association Chairperson welcomed everyone (including Derek Olver from Countrywide Property Management) to the meeting and opened the 1st AGM with an update of the past year, stating the Association's aims, objectives and successes.</p> <p>In summary, ARK+ was formed in late 2007, by a group of residents who were concerned about the annual service charge which is imposed on property owners within Area K+. This charge is in addition to the Council Tax. It was agreed by the housing developer (Bovis, Barratt & Kings Oak) and Winchester City Council during the planning process that Area K would be handed over to management companies once building work and landscaping were complete. This made it cheaper for the builder and saves WCC money year on year as they do not have the main Area K.</p> <p>In Area K, that is covered by Countrywide, the service charge covers the cost of the provision and administration of the following:</p> <ul style="list-style-type: none"> • Communal lights for car parks and walkways • Maintenance of 7 equipped Play Parks • Rubbish bin emptying every 2 weeks • Grass cutting every 2 weeks during Summer months • Ongoing landscaping • Weeding to an ad hoc schedule • Fence repairs • Maintenance of the Communal garage areas, e.g. killing the weeds in the block paved areas and maintaining drain covers: • Maintenance on the sewage pumping station in Maple Rise • Insurance and accountancy <p>In the 'plus' area, that covered by Solitaire, the service charge covers the cost</p>
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	<p>of the provision and administration of the following</p> <ul style="list-style-type: none"> • 1-21 Acanthus Court and 20-32 Bluebell Ways (evens) • Maintenance of the grass areas in both of the play areas and shrub beds in Acanthus Court • Maintenance of the two play areas in Acanthus Court and Jasmine Court • Electricity for the bollard lighting in Acanthus Court • Employers Liability of £10,000,000 and Property Owners' Liability of £10,000,000. <p>The fee reflects the time that is taken managing the development by attending site, negotiating with contractors to provide the necessary services, corresponding with homeowners with regard to any outstanding issues or the maintenance of the development generally, invoicing as required in accordance with the terms of the Transfer Document and providing all necessary accounting information.</p> <p>Area K+ and the new Persimmon houses in Dickens Drive are the only developments in Whiteley with such charges.</p> <p>ARK+ is a voluntary Association and that all property owners within ARK+ are welcome to join.</p> <p>See Appendix 1 for the full update.</p>
2	Election of Committee Members
	<p>After a vote, the current Committee Members were unanimously re-elected:</p> <p>Pat Thew – Chairperson Sarah Allen – Secretary Riki Hooker - Treasurer Huw Millington – Webmaster</p>
3	2008 Finance Overview
	<p>Treasurer Riki Hooker presented the 2008 Accounts.</p> <p>ARK+ applied for and received a one-off grant from Whiteley Parish Council soon after the Residents' Association was set-up. This grant is used to cover such costs as conference room hire (for meetings), printing flyers, consumables and web domain hosting. A donation of £5 from an ARK+ resident has also been received.</p> <p>Members do not have to pay a membership fee to join the Association, however, a small charge maybe incurred in the future to generate some income.</p> <p>Meeting attendees all stated they were satisfied with the Accounts.</p> <p>See Appendix 2 for the Annual Statement of Accounts 2008</p>
4	Local Police Update
	<p>Sgt Stanton, whose team patrol the Winchester City Council side of Whiteley explained that anti-social behaviour in Whiteley has increased in the last few months (although this was mainly due to the snow back in February). This includes graffiti and criminal damage to play parks. Police presence has increased, particularly on a Friday and Saturday night and they are doing all they can to catch any perpetrators.</p>

	<p>However, burglary and other crime are low.</p> <p>It was re-iterated that the '101' non emergency phone number is still in place and should be used if required in any non-emergency situations. All calls are logged and statistics collated.</p>
5	Countrywide Update
	<p>Derek Olver from Countrywide stated that gardening has been suspended since December 2008 due to non payment of the service charge by a large number of property owners. Countrywide is going to start legal proceedings on the property owners who have not paid this charge.</p> <p>Derek re-iterated that property owners are obliged to pay this Service Charge – as mentioned in the Transfer Plan (TP1 Form) which is completed on the purchase of property.</p> <p>Countrywide has worked with the Gardener, who has reduced their costs for 2009 by £1,500. This particular Gardener was the 2nd lowest quote which was received, out of 4 and handles other estates which Countrywide maintain.</p> <p>Derek was asked to justify the 'management agent fee'. Derek replied that this fee was non-negotiable.</p> <p>Derek re-confirmed that he is willing to work alongside and visit any Area K+ Countrywide residents to discuss and issues/problems that they may have.</p> <p>Area update: The white picket fence (outside 29 Maple Rise) will be repaired by Countrywide and the cost maybe able to be recovered from Barratt/Bovis.</p> <p>The 'Daisy' in the Maple Rise play park which was vandalised in March will not be repaired or replaced as it's bespoke.</p>
6	2009 Events/Projects
	<p>The Committee are keen to raise the profile of the Association and ultimately increase membership members.</p> <p>It is hoped that the Association will have a 'stand' at the forthcoming Parish Assembly, to gain further publicity.</p> <p>It is anticipated that the Association will hold quarterly meetings, which will take place at the Meadowside Centre.</p> <p>It is hoped that communication (and a possible relationship) can be established with Solitaire, who maintain the '+' side of the Association, which to date hasn't been achievable.</p> <p>The ARK+ website will continue to be maintained and updated on a regular basis (www.whiteleyarkplus.org.uk).</p>
7	Any Other Business
	The issue of road adoption was discussed – this is a Winchester City Council

issue – parts of Thyme Avenue was due to be 'adopted' in December 08, but currently unsure if this has happened. Also, Bluebell Way has had some lamp posts erected and pavement verges repaired, so it is anticipated that this road will be adopted in due course, however the adoption process can take many years.

Even when roads are adopted by WCC, there will still be annual service charge – this will not change.

Streetlight malfunction – any problems with street lighting should be raised with Winchester City Council.

Meeting closed at 8.35pm

APPENDIX 1:

Chairman's Notes for 1st AGM of the ARK+ Residents Association 2009

- 1 The first meeting of ARK+ was held in February 2008 and at this meeting there were enough residents present to form a small committee. We were all united in the fact that we had to pay money to maintenance companies, but we had no control over what was spent and how much the bills would be.
- 2 We chose the name ARK because the area we cover was known as Whiteley AREA K during the planning phase. We added the + when we realised that some at the meeting lived outside the original Area K.
- 3 We developed a constitution based on that at Knowle and Graham Shrive from the Knowle Residents Association was kind enough to speak at our second meeting and identified ways that we could move forward. Even suggesting that we apply to the Whiteley Parish Council for a small grant. This we did and were granted £400 to help fund a recruitment campaign.
- 4 We have delivered 4 leaflets and a Christmas card to every resident in the area as well as advertising regularly in the Whiteley voice. We have taken forms to the Estate Agents, and the membership is now 68 strong. But we still need lots more.
- 5 We have set up a website a pretty good website it is too.
- 6 We met with Mark Oaten, our MP who agreed to help us in any way he could. He recognised that there is a hole in the law regarding the letting of maintenance contracts; there is no time limit specified and the companies have the contracts for importunity unless 65% of the residents form a management company and take the management over themselves.
- 7 We tried, but were unable to reach the 65% in the Bluebell Way area where the management fees are very high and the numbers of dwellings quite small. The main reason for failure is we are unable to reach many land lords, and legally tenants do not count.
- 8 On a more positive side we have worked with Countrywide, we walked the area and pointed out problems, and we keep them informed of problems as they arise. Derek Olver has helped to resolve issues with the play park near Russell Court and the pumping station. Where possible Derek has passed costs back to the builders.
- 9 Our bills from Countrywide have remained at the same level, and there is some dissatisfaction at the state of some of the borders. It is time to do another walk about.
- 10 I'd like to thank all the committee members who have given their time and support during the year. I think we have made a difference.

APPENDIX 2:**ARK+ Whiteley Residents' Association****Annual Statement of Accounts 2008**

Lloyds TBS Fareham 30-93-17 87204

Chairperson	Mrs P A Thew 52 Thyme Avenue Whiteley
Treasurer	Mr R J Hooker 45 Oak Coppice Road Whiteley

Opening Balance		£ nil
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INCOME	2008	
Whiteley Parish Council Grant	£ 400.00	
Donations	£ 5.00	
TOTAL INCOME	£ 405.00	

EXPENDITURE	2008	
Printing	£ 91.00	
Meeting Room Hire	£ 39.50	
Web Domain Registration	£ 15.00	
Consumables	£ 9.39	
TOTAL EXPENDITURE	£ 154.89	

Closing Balance		£ 250.11
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Current Assets		
Cash Savings Account	£250.11	
Cash Savings	£ nil	
Current Liabilities		£ nil