

- Aldwick Bay Company Ltd. -

Although this is a fantastic opportunity for me, I am under no illusion it is going to be a lot of hard work and will take some adjustment, no creature comforts and living conditions will be very basic, staying in village communities and also tents in more remote locations. However, I feel I am ready to undertake this challenge.

Communication

Please remember that currently we have 2 modes of communication, the company email address **admin@aldwickbaycompany.com** or by mobile phone **07958 249510**. These are the only effective ways to get your views heard.

Director Update

We would like to thank Jonathan Headon for his work over the past 3 years, Jonathan will be replaced at this year's AGM by Graham Andrew in the role of Finance Director. We would also like to welcome Mr Mark Marriott onto the board of Directors which means we are now running with 8 Directors, really good to see, given the struggles faced in recent years finding volunteer Directors.

Thank you

There are many people who volunteer their time to help with running the Estate. We would like to thank all of our Area reps, all of the volunteers who paint and maintain various parts of the Estate, thank you to Beverley Hitchins for looking after the automated gate database and key fobs and lastly Richard and Liz for the hard work they continue to put in.

A message from a resident in West Drive - Bracelets

When my two granddaughters came to stay, they made bracelets which I put outside my house to hopefully get donations for the BLF, in memory of their Pops. How excited they were when money started to get left in the pot. The grand total of £16 was given. I would like on their behalf to thank everyone who kindly donated & made two girls very happy.

Carol Singing

Following on from last year's Carol singing we would like to set the date for this year's Carol singing. Event to be held at 36 Regis Avenue on the evening of December 22nd at 6pm.



“What a beautiful place to live!”

Since my wife and I moved on to the estate 20 years ago, we have heard ‘what a beautiful place to live’ many times from our visitors and I daresay you all have too. We still think the same when we drive through the gates, and of course it is absolutely true! We are proud to live somewhere with such visual appeal at any time of year, it is clear that the vast majority of residents also take great pride, devoting time and effort to ensure that their properties and grounds are well presented and cared for.

From the time that the estate was built, that appeal was always the intention, with no telegraph poles, cables underground, houses set back from the roads and a fantastic selection of trees and plants, creating a special escape from the hustle and bustle. In fact, within the title deeds of each of our Aldwick Bay Estate properties, there is a legally binding covenant to cover a high standard of appearance, stating the following:

“The garden and grounds, hedges, verges of footpaths, and fences shall be kept in proper and neat order and condition”.

Keep up the good work, it is in all our interests to protect our investment through estate desirability and ensure that the compliments keep being delivered!

Mark Marriott

- STAY SAFE AND HEALTHY -

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News and Views

Autumn 2023

Welcome to the latest edition of our Autumn Newsletter, it seems as we emerge from one crisis, we enter another. From Covid to the events in Ukraine and now it seems the cost-of-living crisis will be with us for some time to come. We would also like to take this opportunity to welcome our newest residents to this beautiful estate.

Chairman's Thoughts

Another year passes and it always amuses me that I write this piece during the summer, hoping we get everything done that we commit to. This year slightly different as I write whilst on holiday. We are receiving more and more correspondence from residents raising concerns about businesses being operated from home. This is a real concern for everyone. As a group of Directors, we are duty bound on behalf of the Shareholders to “encourage the observation of and adherence to the restrictive covenants and Company rules”. We as Directors have no choice in this matter, other than to resign. The view we take is consistent, if you run a business from home that requires visitors, we will oppose it. We will be setting aside funds to use, where we can enforce, for example, a restrictive covenant.

We must remember that this is a Private Estate that many people choose to live in because of the rules and restrictions, all of which purchasers are made aware of before completion of purchase. It is difficult to understand how anyone can be upset when we simply try to enforce something that is agreed to by the very purchase of their property. Details of the amounts to be set aside will be in the 5-year plan.

Moving on from this, I thought it would be of interest to share with residents the chronology of 1 of the projects we are undertaking. As I have said before I do not for one moment suggest every decision we make is correct, but they are taken in good faith with as much research as we can do.

The Ridings Roundabout

As Directors we conduct a walkaround twice per year to review the condition of the Estate, the roundabout has been the subject of vandalism and car accidents over many years, and the stonework is crumbling. We decided to plan to repair the stonework before it got worse, we asked a local stonemason to give us an assessment of the existing structure, his view was that we would need to break up the existing wall and rebuild with new stone, at a cost of £70k plus waste removal and VAT. For this sum we would get no guarantee. We got a second opinion from a bricklayer using stone blocks, the result was a reduced cost of £57896 plus VAT including removal of all waste. Based on this saving we approached a builder working on the Estate for a quote and achieved a higher saving again.

At this point we commissioned a sample section of wall to be constructed so that we could get feedback from residents, we approached the Arun planning office and residents for their view, we currently have both planning and conservation approval from Arun. We received 1 email from a resident not wanting work done, 2 emails regarding clarification and offering technical advice, we took this advice and incorporated into the specification.

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At the time of writing, we are reviewing when we will instruct the works. I hope this gives a basic understanding of the process we followed to get to this point and the measures we take to ensure value for money. The roundabout will be constructed in such a way that it will last for many years with we hope minimal work required to maintain it.

The automated gates at A'Beckets have been out of action for some weeks now, a simple part failure has resulted in the gates being held open, the new part has been ordered but needed to be programmed to suit the handheld fobs.

Looking to the future, towards the end of September we should have all the bollards replaced at The Dunes, rather than having several different types of bollards these will now be uniform from the roundabout down to the beach and in keeping with the surrounding area. When this work is done you should see various roads being resurfaced. Tree root damage will be taken care of at this time too. Our attention will then turn to replacing the railings throughout the estate to a common design ensuring consistency throughout.

We still have the odd instance of anti-social behaviour, from tree climbing in Apple Grove, the regular emptying and vandalism of book cupboards, but in relation to other areas we are still very lucky. Unfortunately, the acts of the minority do effect what we do, it would be nice to enhance some of the seating areas around the Estate, but this seems to invite mindless vandalism.

Wishing you all the best and look forward to seeing you all at the AGM and/or Carol service.

Dog Mess

Dog mess is an ongoing issue, as a dog owner I try to be responsible and pick up every time, unfortunately there are those that don't. This is an issue both on and off the Estate, we have improved signage but have compromised as there is a balance to be struck with spoiling our surroundings.

Foxes and Rats

Please do not feed the Foxes, as any food left over attracts Rats and other vermin. There has been an increased number of complaints regarding both Foxes and Rats across the Estate.

Pagham Twitten Gate Code

The code for the gate will be changing on November 1st at 7am. The new code will be **1603**

Noise

We would like to remind residents of the covenant relating to noise limitation of powered equipment outside of certain times and days:

Noisy work involving power tools, including driven lawn mowers, strimmers, leaf blowers, chain saws and the like should be restricted to 8.00am - 5.30pm, Monday to Friday. Please avoid such work on Saturdays (and not after 1:00 p.m.) and not on Sundays or Public Holidays.

Estate Management Director

I have undertaken the Estate Management role now for approximately 6 months. Firstly, I have to thank Becky, the previous Estate Management Director, for the ongoing support and help to guide me through the process of keeping the estate looking as good as it can, with the budget we have. I also have to thank Richard, Liz and their team for their diligence and flexibility in maintaining our estate especially the trees, grass, paths and verges.

In my short time I have noticed how our trees continue to develop and grow, sometimes at alarming rates, or,

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they start the process of dying. The recent 40mph + gusts in June and July were unusual and unwelcome and have led to several broken tree limbs and debris. Richard and Liz have been very helpful collecting debris from after the strong winds.

We are so fortunate to have over 700 trees/large shrubs on our estate with a wide variety of species. I have been learning a lot about our trees! One particularly interesting tree, which I had never heard of, is the Indian



MAY



JULY

Bean tree. In May one looked dead with no sign of a green leaf. I asked Richard if we should include it on the list for felling. Richard said definitely not and few weeks later it was covered in growth, as shown below.

As you may be aware, we use a specialist arboriculturist organisation to survey the health of our trees and provide us with recommendations e.g., pollard, deadwood

removal, fell, remove stem etc. This autumn and winter we will need to undertake work on over 30 trees.

You may have noticed we have installed a section of gravel grid in the Pagham twitten. The purpose is to see whether the grids retain the gravel, so it doesn't move to the sides leaving a muddy path during autumn/winter. We also hope the grid reduces the amount of gravel we need to replace. If successful we may extend the grid sections.

I would like to remind residents to check if they have any branches overhanging the roads. Basically, overhanging branches should be a minimum of 5.2 metres (17ft) above the road. This is to ensure branches do not damage services vehicles and your trees do not suffer damage. Service vehicles such as fire engines, ambulances, and refuse vehicles are usually under 4 metres but there are some commercial vehicles e.g., Removal lorries that could reach 4.40 metres.

Finally, a reminder, you need to apply to Arun District Council before undertaking work on trees. They will be able to confirm if a tree is subject to a Tree Protection Order (TPO). All trees covered by a TPO are protected by law and it is an offence to carry out most operations on a tree within Arun that is covered by a TPO without Arun DC permission. This includes cutting down, uprooting, topping, lopping, wilful damage or destruction of trees and roots. www.arun.gov.uk/trees/ If a protected tree is damaged and/or destroyed without permission, the owner or person doing the work may be prosecuted and fined up to £20,000 per tree in a Magistrates' court or a possible unlimited fine if a case proceeds to Crown Court.

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A message from one of our younger residents Jess Fuller

In July 2025 I will be travelling to Peru and will be volunteering with Camp International. The trip lasts for four weeks. During this time, I will be assisting in a variety of projects which are designed to provide sustainable long-term support to communities in some of the most rural areas. The voluntary work is split into three different types of projects, community, environmental and wildlife. An example of one of the projects will be to improve infrastructure and provide safe and productive learning environments for local children. In addition to this community project, we will assist in the building of toilets for houses in order to improve sanitation.

Immersing myself into the rich and vibrant culture of Peru is very exciting but, the thought of assisting in the variety of projects is both thrilling and scary as I will have to learn so many new skills, like plastering, painting and low-level construction. Thankfully, there will be local skilled tradespeople to oversee our work!!!