

Estate Maintenance

Maintenance works on the Estate are carried out throughout the year and make up a major part of keeping the estate looking good and improving how things work for all the residents.



We keep replacing the old and tired wooden street signs with the new recycled plastic signs which will last for many years to come. We have installed new metal barriers at the twittens to replace the old and outdated metal poles. The new barriers have "Aldwick Bay Estate" cut into the top rail which adds that special touch to our lovely Estate.

We now have four high quality CCTV systems, two located at the Barrack Lane entrance, one at A'Beckets entrance and one at The Dunes. These are providing high quality film and pictures in the daytime and through the night. The police have told us they are very helpful when we have had to forward film or pictures onto them.



The biggest project this year has been to restore the Ridings roundabout. A lot of thought and costs had to be considered before our local craftsmen started work. The finished roundabout will look as new. We hope you like it.



Finally, if you notice anything broken or faulty please contact the ABC office and we will take a look.

David Crossley

Covenants & Rules

It is clear from the messages the Board receives regularly from residents, that a timely reminder would be useful for a minority of Estate households for rules on noise.

"Noisy work involving power tools, including driven lawn mowers, strimmer's, leaf blowers, chainsaws 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."

With best wishes from Dave, Doug, Graham, Jenny, Mark, Penny & Peter.

Aldwick Bay Company

Contact information

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News and Views

Autumn 2024

Chairman's Thoughts



I'd like to start my piece by thanking all those who turned up to our AGM. It is truly a pleasure to attend these meetings and positively debate issues around the Estate.

Thank you to nearly all our residents for paying our Estate fees so quickly. At the time of writing, we only have 1 nonpayer out of 402 households. This is once again amazing and allows us to get on and maintain and improve the Estate, so again thank you all for your prompt payment. As always, we will be seeking to recover outstanding fees in the New Year.

Time continues to fly by. We are continuing our attempts to recruit new Board members to replace those that will move on. Please do respond if you are interested. I will be carrying on as your Chairman, something I believe to be a worthwhile role, allowing us as residents to retain control of what happens to our surroundings. We are, however, beginning to outsource some tasks/services to external suppliers which will be covered later in this newsletter.



During the summer we had specialist contractors on the Estate carrying out cleaning works to some of our drains and, as explained at the AGM, this will become a matter of routine maintenance moving forward, with regular cleaning of the drains on a rotating program to mitigate the risk of flooding in the coming years.

I hope you have started to see some improvements on the appearance of our Estate, with the new railings and signage installed. Work is progressing well on the Ridings roundabout which is starting to look so much better already. These works will be further enhanced with the new streetlight program for 2025. Two of the new light fittings have been on test at the Barrack Lane entrance.

After successful trials we have purchased new light fittings for the whole Estate. The fittings are in keeping with the traditional look of our Estate. They also represent the latest in technology. The lights will vary in brightness, running at a reduced lighting level from 23:00 through to 06:00. This is not only more economical but has great positives for wildlife. The fittings arrive in January, and we will begin a program of replacement and repainting of every streetlight. This will further improve the look of the Estate and give us many years of reliable lighting.

We will be updating the Company website to make it more interactive and informative. We hope to include a resident's portal whereby residents access information more readily. We will of course keep you updated as this progresses.



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For us as a team, and for the many residents who take the time to contact us, it is wholly disappointing to see the appearance of the Estate tarnished with caravans/boats etc. This, together with the complaints about noisy work being carried out on Sundays are the main areas of irritation for us all. A copy of the appropriate rule is detailed later in this newsletter.

As detailed in our 5-year plan, we have budgeted for additional legal fees, and we are now in the process of actively enforcing restrictive covenants, where we receive complaints from residents. I would ask residents to remember that this is part of our role in acting for The Aldwick Bay Company.

I would like to move onto a more positive subject. This year's Carol singing will be held at number 4 Tithe Barn Way on Friday 13th December. Starting at 18:30 there will be the usual entertainment and festive offerings. This year we have been informed that Santa will be making a special appearance for the younger residents to visit. Hopefully, we will see many of our neighbours and friends attend what should be a fun evening and a great way to meet fellow residents.

I would like to finish by thanking our directors, our group of volunteers who help us maintain the Estate. The new benches at the Dunes are a vast improvement on the old tired looking ones. Thank you also to our Area Reps, all of whom do a great job and are a pleasure to work with. Finally, I would like to wish you all the best for 2025.

Doug Phillips

A'Beckets Gates

As you will all be aware, we have had to have the gates locked in the open position for quite some time now. After the initial problems with the gate remote receiver via which the zappers operate the gates, we also started to have issues with the French call handling platform that manages our telephone access. It simply would not work every time you dialled the access number. It is worth noting that we have not had any problems with the gates themselves. After several false assurances that the problem with dial up access had been fixed we decided to explore a new system of telephone access. We have had a new provider install hardware which we have tested and know it works. The new number to gain access will be **07724 324310**. You will see that this is now a UK number so we will have no more issues with mobile users who cannot make international calls.

The date for the new number to go live is 9am on the 17th November 2024. All numbers already registered will be loaded onto the system free of charge. There may be a few new residents that we need to register so please bear with us as we switch over.

The old French number will be decommissioned 4 weeks after the change, so sometime between 17th November and 15th December you will need to change the gate access number in your phones from the current French number to the new number given above.

In future the gate data will be managed by a 3rd party supplier. Numbers that are not used will be removed from the database after 6 months of inactivity. There will also be a fee of £36 to register new numbers onto the system. This is an example of where we are moving to outsourcing tasks rather than managing and maintaining ourselves.

Pagham Twitten Gate

Please note that the gate code will change on the Pagham Twitten to XXXX. This will change on November 17th at 10am.

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Estate Management

Autumn seemed to arrive early this year. The leaves started falling earlier this year than last and as a result, Richard and Liz started the clean-up operations early. Unfortunately, we cannot afford to clear up all areas all the time, but they do their best and we rely on your feedback of any significant issues.

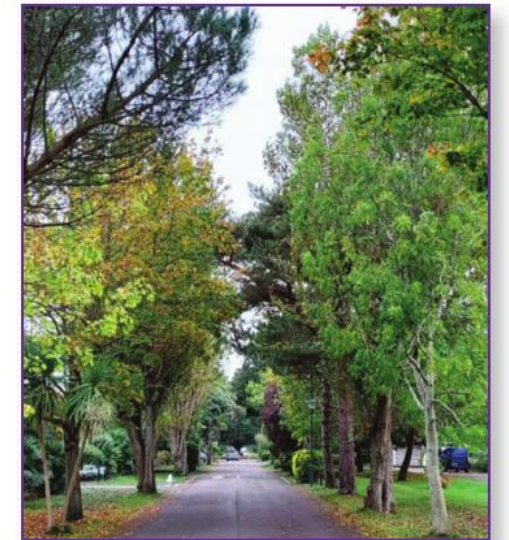


The trees continue to provide an amazing vista, especially at this time of the year. This has been another busy year for tree work with over 110 trees requiring attention. It includes 9 that, sadly, had to be felled and 70 required relatively minor work such as clearing from the roads and paths, or lifting the crown. The remaining 30 required significant work such as pollarding and reductions e.g. the 5 large poplars at the Pagham twitten, 2 London planes and a Chestnut in West Drive. We have planted 9 new trees this year and will add more in the new year. I believe next year will be just as busy with over 50 trees on the list already. This year we used over 15 tonnes of gravel to repair and improve our paths.

Thanks to some observant residents we were fortunate to have a display of the Lady's Tresses wild orchids in September. They were prevalent on The Ridings roundabout and Main Green, The Fairway so we postponed mowing these areas until October. Fingers crossed for an even better display in 2025.

You may have noticed that we had to remove the Box shrubs from the Barrack Lane entrance to the Estate. They suffered from blight and replacement shrubs will, I hope, be in place by the time you are reading this newsletter.

Peter Hill



Vacancies on the Board

Note from Penny

Please note we have had no volunteers to take over as **Company Secretary**, as advertised in the Spring Newsletter. I have served 4 years as Company Secretary and am looking to step back from the role as soon as practical.

Note from Jenny

As I am approaching 3 years in post, I am looking for someone to replace me as **Admin Director**. The main responsibilities include monitoring the office email and dealing with incoming telephone calls. Additionally, there are duties including producing agendas, minute taking at Board and AGM meetings, managing the Board's annual schedule, arranging meetings, booking venues, preparing Welcome Packs for new residents, arranging the printing of documents and the preparation and collation of AGM paperwork and the annual invoices. Also, the authorisation of all Bank payment together with completing reports on the Estate defibrillator.

If you are interested in either role please do drop an email to **office@aldwickbaycompany.com** to put your name forward or to find out more.