



ORRA NEWSLETTER

Autumn 2019

Dear Residents

The lovely colours of Autumn are slowly disappearing around the estate and both a general election and Christmas are fast approaching. I am sure many of you will be very busy planning for the festivities and looking forward to the New Year.

Good news - four new members have joined the committee and, although it is early days, I am very much looking forward to our new recruits being an integral part of the team.

FINANCES

I am pleased to report most residents have paid the annual maintenance charge and a sizeable amount of arrears has been collected. We have 4 habitual debtors; two in Lower Ratton Drive, one in The Close and one in Linkway. Several requests have been made to the individuals concerned but, for some reason, they simply won't pay. The outstanding amounts will remain as a charge against each property.

Although finances look to be in good shape, we have some sizeable outgoings on the horizon - repairs to the stone pillars at the top of Ratton Drive, surface repairs in The Grove, road maintenance in Walnut Tree Walk and the biennial tree report with any subsequent work next Spring. The lampposts are in a sorry state and need repainting.

FOUL DRAINS

One committee member has worked tirelessly to ascertain the foul sewer run on the estate and, as a result of her diligence, Southern Water have accepted her drawings and will instruct their mapping team to amend their plans to incorporate our drains in their system.

In WTW the construction of the soakaways has been ascertained by means of an excavation. At some point in time, all WTW gullies will have to be replaced, we are advised they are of a peculiar design which makes cleaning/emptying difficult.



RATTON GARDEN

The Chairman of RG is in negotiations for the up and coming external decorations in 2020.

TRAFFIC CALMING

The speed monitor will be up and running soon to record additional data for Walnut Tree Walk and Ratton Drive.

ROADS AND GULLIES

We are seeking to appoint a company to provide independent advice for the roads and drainage system. Two companies have been approached.

The gullies in Rd all appear fine but some are positioned a couple of feet away from the edge of the road as over the years it would seem the road has widened.

In WTW the construction of a gully and its soakaways has been ascertained by means of excavation.

The gullies in Rd and WTW differ in design, the latter being much more difficult to clean/empty. Consultants advise that these are rebuilt at some time in the future. In the meantime, if everyone could ensure that the drain in the road is kept clear of leaves/debris that would be very helpful.

TREES

The biennial tree report will be completed in the Spring and no doubt there will be work to be completed. The recent high winds brought down quite a bit of deadwood but, I am pleased to say, nothing too serious.



LEAF CLEARANCE

EBC had, at long last, agreed to clean Rd on a weekly basis and Linkway monthly. EBC's new contractors will, in future, have its mechanical sweeper clean Rd on a weekly basis (usually Friday Morning) and Linkway monthly (on the last Friday of the month). For maximum benefit it would be much appreciated if both roads could be kept clear of all parked cars during those times. One resident in LRD did complain about these contractors being on a private estate and the service was suspended. However, as Chairman, I have given ORRA approval for the contractors to return to the site.

HALLOWEEN

Two groups of children on the estate had great fun dressing up for Halloween and visiting 'volunteer' houses. It would add to the community spirit if we could encourage more residents to open their doors, join in the fun and help make memories of our community for the young generation. If you are willing to participate next year please let me know.

Wishing you all a merry Christmas and a prosperous new year.

Rose Kiley
Chairman

