

Issue No.38 Autumn 2026

2026 VILLAGE ASSOCIATION ANNUAL GENERAL MEETING



The Village Association AGM will be held on Thursday 26 November 2026 at 7pm in the Studio at Arcadia (previously the Arc). The AGM is an opportunity to come and hear about the work of the Village Association (VA) over the past 12 months, as well as to ask the Directors and Warwick Estates questions and raise any issues.

The meeting will include:

- An overview of the VA's activities during the year plus the plans and focus for 2027.
- Run through the accounts for 2025 and hear about the 2027 expenditure budget including details of the increase to the Service Charge in 2027.
- Voting for VA Director(s) and Special Resolutions.
- Question & Answer session with the VA Board and Warwick Estates representatives.
  Please note that while the VA Board and Warwick Estates are happy to address any new queries raised at the meeting time constraints mean we will not be able to revisit questions where the answer has previously been given by email or letter.

We welcome anyone who has an interest in The Village to attend and participate in the AGM, but only members (property owners) can participate in the votes at the meeting. Formal notification of the AGM will be sent to members about a month before the meeting which will include details of how to vote if you are not able to attend in person on the 26 November. We hope to see you there.

NEW DIRECTOR

The VA is delighted to announce that Tom Obafemi has joined the Village Association Board of Directors, filling one of the vacant resident director roles.



Tom has been a resident of the Village since 2022. He works in digital marketing, helping businesses grow through online advertising.

We look forward to having Tom on board and to working with him over the coming months and years.

TREE SURVEY 2026



The VA has once again undertaken the latest Tree Condition Safety Survey Report as is required by law every 3 years. The trees in public areas across The Village, which number 329 in total and comprise various species, were assessed by an independent Consultant Arboriculturist.

The report has since been shared with CBCT so they can take appropriate action, as per the report's findings, on the trees for which they are responsible. Some trees lining the perimeter of The Green along Coldstream Road were excluded as they are the responsibility of Surrey County Council which maintains them regularly. The report highlighted the work that is recommended to 130 of the trees. This includes 2 fellings, crown reductions and lifts, localised pruning and deadwood removal.

The VA is currently obtaining quotes for this work with the aim of having it completed as soon as possible.

RUBBISH AND RECYCLING



Recently these empty boxes were found fly-tipped beside the litter bin in Alexander Crescent.

It is against the Village Code to fly-tip anything here at The Village. Fly-tipping is illegal, unsightly and can be a health hazard.

As cardboard boxes are recyclable, please ensure they are always flattened or folded and then placed inside the blue-lidded bins ready for their fortnightly collection by Tandridge District Council on Wednesdays.

THE VILLAGE ASSOCIATION

thevillageassociation.org

INSIDE YOUR VILLAGE ASSOCIATION

HOW THE VILLAGE IS MANAGED

As residents and business owners, we all enjoy the unique character and award-winning environment of The Village. Here is a practical overview of how the VA operates, where your service charges go, and how you can get involved.

What Does the VA Do?

The VA is the asset-holding company for The Village, originally established by Linden Homes during the construction of the estate between 1999 and 2003. All residential and commercial property owners are automatically members of the VA. Your quarterly service charges directly fund the maintenance of our community, including:

- **Landscaping:** Maintenance of all front gardens, communal areas, and smaller green spaces.
- **Infrastructure:** Upkeep of footpaths, most benches, commonly held boundaries, and some estate lighting.
- **Roads:** Maintenance of roads within the estate that have not been adopted by Surrey County Council.

To ensure professional operations, the VA appoints **Warwick Estates** to handle day-to-day administration. Warwick manages our gardening and warden contracts, organises maintenance work, handles accounting, and processes the quarterly service charges.

Run by Volunteers from our Community

The VA is managed by a Board of Directors who are all unpaid volunteers and property owners in The Village. The Board comprises both resident and commercial representatives elected by the members when vacancies arise. Any member of the VA is welcome to put themselves forward as a volunteer director when an opening occurs. The Board meets regularly every six weeks to oversee estate matters.

How to Stay Informed and Get Involved

The VA is committed to clear communication and keeping residents connected through several channels:

- **Annual General Meeting (AGM):** Held every November, either at The Officers' Mess or Arcadia. All residents are invited to attend.
- **Newsletters & Bulletins:** A printed newsletter is delivered to every property twice a year. You can also sign up for email updates and occasional bulletins.
- **In-Person Sessions:** The VA hosts outdoor "summer surgeries" at The Boundary on the Green, as well as autumn drop-in sessions at Arcadia. These are informal opportunities to meet the directors and ask questions.

Our Core Goal

The primary objective of the VA is to maintain our high-quality home and work environment, ensuring it remains an enjoyable place for everyone while keeping the service charge as economical and value-driven as possible.

A Note on Local Issues: While the VA is always happy to hear from residents regarding estate management, it cannot intervene in neighbour disputes or parking issues. For these matters, please contact Tandridge District Council or Surrey Police directly.

Get in Touch

Website: www.thevillageassociation.org. **Email:** office@thevillageassociation.org.
Facebook: Search for our community group at facebook.com