

## 2021 VILLAGE ASSOCIATION ANNUAL GENERAL MEETING

With the summer drawing to a close, thoughts turn to the end of the year and for the Village Association that includes the AGM, which this year will take place on the evening of **Tuesday 23 November 2021**. The meeting venue and start time will be confirmed on our website shortly.

The AGM, along with the Residents Surgeries, is an opportunity to come and hear about the work of the Village Association over the past 12 months, as well as to ask the Directors and Hazelvine questions and put across their points.

The evening will include:

- Overview of the VA's activities during the year
- VA's plans and focus for 2022
- Run through the financial accounts for 2020
- Hear about the 2022 expenditure budget
- Hear the explanation for increase to the Service Charge in 2022
- Vote for VA Director(s) - Members only
- Question & Answer session with VA and Hazelvine representatives

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.

As with prior years, formal notification of the AGM will be sent to members circa a month before which will include details of how to vote if you are not able to attend in person on the 23 November. A copy of the 2022 budget and 2020 financial actuals will also be included.

We hope to see you there.



## WARDEN SERVICE UPDATE

It has been quite a busy summer regarding anti social behaviour with several instances of non resident teenagers harassing and stealing from young children. The Warden has either intervened directly or provided CCTV footage and offenders have either been dealt with by the Police or are being actively sought.

Cannabis use by non resident youths continues to be an issue, again CCTV and Body Worn Video evidence has been given to the Police. The Warden confronts any offenders and makes a report to the Tandridge Safer Neighbourhood Team.

There have also been several cases of youth gatherings causing alarm and distress to residents. Please contact the Warden immediately and he will attend and disperse trouble makers. BUT it's vital that residents make an official report to the Police via the Surrey Police online reporting scheme:

[surrey.police.uk/reportcrime](https://surrey.police.uk/reportcrime)

This will have a far greater impact and will encourage the Police to take a more proactive stance. New councillor Taylor O'Driscoll recently met with the Warden Service to discuss recent issues, a monthly report will now be sent to him and shared with the Police Crime Commissioner.

# 2022 SERVICE CHARGE INCREASE

As covered in prior newsletters it is felt necessary to significantly increase the service charge paid per property (private residential & commercial) in 2022. The reason for this is the ageing of the site and the increasing need to undertake costly maintenance to areas owned by the Village Association, examples include the work to sections of the Boundary wall owned by the VA in 2019, repairs to drainage in Brigade Place in 2020 and the work to numerous trees this year following the tree survey.

Each year the Village Association spends over £300,000 on behalf of members maintaining the look, feel and safety of the Village. This includes the landscaping, the Wardens and many smaller day to day expenditures we need to make in order to maintain what we have. The areas the Village Association are responsible for maintaining are significant and varied and can easiest be seen on the Village plans, marked in pink. These can be viewed and downloaded from our website [www.thevillageassociation.org/plans](http://www.thevillageassociation.org/plans).

Each year we contribute to our savings, known as reserves, so that we have money available in the event of an unscheduled or significant maintenance job. The money we have saved has therefore been going up, however we have also had to spend more in recent years and with the site now almost 20 years old more and more maintenance is going to be required. We do therefore need a greater level of reserves, currently our reserves are in the region of £80,000. We believe these need to be over £100,000, ideally over £120,000 as a minimum going forward given the size and age of the site. Historically the annual increase to the service charge is 2 - 3% we anticipate this needing to be closer to 10% in 2022.

We are finalising the budget for 2022 which will include the increase to the service charge. This will all be shared with members ahead of the AGM on the 23 November, where it will be discussed and there will be an opportunity for questions.

## DIRECTOR VACANCIES

### WHO WE ARE



**Matt Ashmore**  
Resident Director

Matt has spent his career in the hospitality industry and is now semi-retired. He has experience in property management.



**Jon Forde**  
Resident Director

Jon has been in the Garden since 2004, Jon has been actively engaged in the Village and all its activities for 18 years. Having spent a number of years working for large corporate organisations, Jon now runs his own risk consultancy in London.



**Andy Duchan**  
Resident Director

Andy has lived in Colburn for over 20 years and runs in The Village for ten years. He has worked with the neighbours to establish the Adult Garden and to meet the Chairman of Northwood of Water for Finch Ridge District. He is also a member of Finch Ridge Access Group which aims to make life easier for people with disabilities.

The Village Association is managed by a group of unpaid volunteer directors, comprising resident and commercial property representatives, who are elected by the members of the Village Association who are the owners of the various properties.

The Village Association currently has two resident director vacancies.

The role of director is voluntary and, while it is not a full-time occupation, a certain level of commitment and proactivity is required. An example of the type of work resident directors might be involved in includes:

- Liaison with contractors including Acacia, who provide our groundwork and gardening maintenance, and the Warden service.
- Decisions on capital expenditure for larger maintenance items and smaller maintenance projects, including dealing with contractors.
- Communications and dealing with queries from residents.
- Liaison with Hazelvine Limited, our appointed management company.
- Liaison with local Councils, CBCT, Tesco and other local businesses.



**Simon Nunn**  
Commercial Property Representative

Simon is one of the small commercial buildings overlooking the Green. Simon is a Chartered Accountant with his own business.



**Jane Stephens**  
Resident Director

Jane has lived in Adult Gardens since 2006. She has been active in the garden since 2006 and has been a member of the garden for a number of years. She also runs a small business that deals with leasehold work and personal pensions.



**Gary Leatherby**  
Resident Director

Gary has lived in Adult Gardens since 2006. He has been active in the garden since 2006 and has been a member of the garden for a number of years. He also runs a small business that deals with leasehold work and personal pensions.

If you would be interested in learning more about joining the Village Association team please let us know by emailing the [office@thevillageassociation.org](mailto:office@thevillageassociation.org).

## CAPITAL EXPENDITURE

As explained in the last newsletter, the Village Association's focus during 2021 has been to replenish the financial reserves and to plan for maintenance and repair work needed in 2022. We have therefore only carried out maintenance where it was considered the work required was critical or which presented a safety risk.

Work has now been completed to replace the gravelled area in Gowrie Place. Repairs have also been made to two of the tarmac pathways near the playground which were damaged as a result of roots from nearby trees. We are planning to carry out similar repairs to the worst of the affected areas on the pathway surrounding the cricket green in 2022.

If residents or any of the businesses have views on areas requiring urgent attention please get in touch via [office@thevillageassociation.org](mailto:office@thevillageassociation.org).