

ELMER SANDS NEWS

Issue Number Thirty-six

March 2016

Sponsored by Bernhardt Associates

What a great week - by chance I sat down to start this newsletter on the first day of spring weather and still it continues. Hopefully this is the start of a good summer for us all.



We also had some good news about Elmer Sands emergency beach work. Miles Pickering of the Environment Agency wrote to say, "Just to let you know that we have now completed the Emergency Works and hopefully left you with enough of a crest width (sea wall) to last you until we get to the main works."



He says they will be meeting shortly to look at their strategy for the main works and will keep us informed of progress and timescales as they go along.



As far as the Surface Water Plan (SWMP) is concerned West Sussex County Council (WSCC) has requested that the current funding available (£240k) is carried over to 2016/17. This will give them time to consider how best to spend the funds to deliver optimum improvements and reduce the chance of surface water flooding. A meeting to discuss this is in the pipeline.



If you would like further information on any of these projects please contact the ESL Company Secretary.



ELMER SANDS LIMITED ANNUAL GENERAL MEETING

**MONDAY 25th April
2016**

**AT THE JUBILEE HALL
Middleton-on-Sea**

**Doors open 7.00pm
Meeting Starts 7.30pm**

**Refreshments will be
served**

Agenda items include:
Sea Defences
Drainage System
Roads, Verges,
Common Areas,
Security, Parking

Meet the Directors
who have been managing the
Estate on your behalf

Everyone Welcome, we hope
to see you there

All enquiries to the
Secretary
(01243) 584900
or e-mail
secretary@elmersands.co.uk



(Taken from the Environment Agency's February 2016 newsletter)

Is there a long term solution for the Elmer frontage?

We are continuing to develop a permanent solution to offer the frontage longer term protection. The emergency works will not impact on the availability of funding for a permanent solution. We will continue to work closely with the Elmer Sands Residents association and will keep them informed with progress in the development of the scheme. We anticipate that work will commence on this scheme in 2017/18.

For further information please contact Becky George at becky.george@environment-agency.gov.uk

**IMPORTANT:
PLEASE CONTINUE
to CHECK THAT
YOUR WATER
BUTTS ARE
EMPTY!**

Please ensure capacity is available to take up any sudden heavy rain.

Please note: **Elmer Sands Emergency Contingency Plan** can be downloaded from our website.

Jubilee Garden Rejuvenation

Since the last newsletter the Jubilee Garden has undergone a fair bit of maintenance. With the help of kind volunteers a lot of careful weeding has taken place and the membrane and shingle has been replaced in two areas.

All this will ensure the gardens existence for many more years to come.

In the last newsletter I wrote about our wildlife friendly garden, something which is increasingly being seen as a vital means of helping wildlife survive and thrive at a time of habitat loss and climate change. I also suggested that we could put up bird and bug houses for the existing residents and maybe encourage more.

Well, some of you responded and a number were donated – two anonymously, for which I would like to say thank you very much. The birds and bugs will appreciate them and the wall looks really nice.

But there is still room for more so if any of you would like to donate a bird house or a bug hotel please contact me through The Secretary.

Linda Smith



PARKING MANAGEMENT

It has been noticed that despite our best efforts to manage the situation there are still a number of vehicles persistently parking on the roads and grass verges in breach of the Parking Policy of Elmer Sands.

The Elmer Sands Ltd Parking Enforcement Policy – available to view on the Elmer Sands website – specifically states that “no vehicle or vehicles should be parked on the Estate private roadways and grass verges abutting individual properties”.

In unavoidable circumstances Members may use the roads and verges for the temporary parking of visitors and services but this should not exceed 3 days in succession and no commercial vehicles should be parked on the roadway overnight.

We would appreciate it if residents could report any vehicle(s) which they believe to be in breach of the Parking Enforcement Policy.

Please advise the Directors in writing, stating:
Registration number, Dates, and Location.
Email to: secretary@elmersands.co.uk
or post in the mailbox outside Elmer Sands Ltd. 23 Arundel Way.

In cases of non-compliance, we will make every effort to issue a warning notice on the windscreen of the vehicle, giving the owner the opportunity to move it off the road or verge and avoid a penalty.

We would like to thank all those residents who do comply with the Parking Policy. This considerably helps to keep our Estate safe with a well maintained infrastructure.

The Directors,
Elmer Sands Ltd.

Felpham Art group

is an active local group of artists with Art Exhibitions throughout the year. We hold demonstrations, tutorials and talks on a regular basis and a

Christmas social which is great fun. If you'd like to check us out on our website

www.felphamartgroup.com where we hope you can find out the information you need or come and see us at one of our seafront art exhibitions at the Beach huts, Blakes Road,

Felpham.....the first one weather permitting, will be Sunday July 10th, 10am to 5pm. Fingers crossed for a fine day!



Dog bags – I was weeding this week and had to pick up a number of full dog waste

bags that had been thrown into the flower beds. We have bins located through the Estate which are emptied daily by the local authority. You can also take the bags home and put them in your own bin. Please do so – it's not nice for those who work to keep the estate looking nice! *Linda Smith*



Winter Verge Damage

The verges are very soft at the moment so please take care not to park on them and/or damage them because this compromises the surface water drainage soak away system and looks unsightly.

It is the responsibility of the homeowner/occupier to repair any damage caused by activity at a property.

New Residents – A warm welcome to everyone who has moved to Elmer Sands this year. We hope you are settling in well and enjoying living in this lovely environment. If you are interested in getting involved on a voluntary basis, for example helping with small maintenance tasks, distributing leaflets or even organising social events for the community we would like to hear from you. We try to publish as much information as possible on the Company website and the notice boards but please contact the Estate Office if you have any questions at all.



THE CABIN – Elmer Sands Social Club

Originally Elmer Sands had its own shops, coffee stall, riding school a holiday camp and a social club. We even had a kiosk with a toilet which sold ice-cream by the beach – the 'Kiosk', the remnants of a building in the Jubilee Garden. We still have the 'Social Club'!! which we all know as The Cabin.

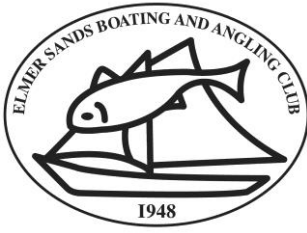
Just recently it has been taken over by a new landlord and land lady Andy and Carol, who along with Taylen, Chef Ian and The Cabin Crew look forward to welcoming you aboard. They say "We are very happy to be at the helm of this hub of the local community.

Kitchen opening hours are as follows:

Monday	to	Thursday
12.00 to 2.30	and	5.30 to 7.30
Friday	12.00	to 2.30
Saturday	12.00	to 4.00
Sunday	12.00 to 3.00	for home cooked roast dinners.

We have live music every weekend featuring a mixture of music genres so there is bound to be something to your taste along the way.

We also have Barbecues, Hog Roasts and a Beer Festival planned for the summer. Why not come along and say Hi and find out why everyone is talking about The Cabin".



ESBAC

It's the start of another season for the Boat Club, and we have already had one clear up day at the yard. We are all keeping our fingers crossed for a better summer this year, and very much hope to have more events this year, such as fishing competitions, sailing, kayaking, barbeques and other social events.

The next event is
**ESBAC BEACH ANGLING
COMPETITION**

SATURDAY 24th April 2016
Fishing From 10.30 to 14.30
Meet at the boatyard at 9.00

We are now on Face book - look for ESBAC (Elmer Sands Boating and Angling Club) we also hope to have a website up and running very soon.

We offer a warm welcome to new members - It doesn't matter if you don't own a boat! Please contact either Adi Howe, Commodore on 07891 794421, or Margaret Jones, Secretary on 01243 587550 for more information.

Why should I volunteer?

At Elmer Sands helping with maintenance etc. is one of the reasons our management fees are probably the lowest for any private estate on the South Coast – by continuing to help we can continue to keep the costs low.

THANK YOU

Thank you to all those volunteers who help distribute the newsletter. Also, thanks to all those of you who regularly collect litter on the estate and beach front.

*If you have any 'Residents' letters' please contact me through the Secretary. Have a good Spring and Summer. Bye for now.
Linda.*

Welcome to



Elmer Sands

HAVE YOU RECENTLY MOVED TO ELMER SANDS?

Please make sure you have contacted the Estate Office and registered yourselves as new owner/s of the property

CONTACT DETAILS

secretary@elmersands.co.uk
www.elmersands.co.uk

Please ask for your copy of the 'Welcome Booklet' which explains how this private estate is managed
Registered Office
23 Arundel Way, Elmer Sands,
PO22 6JH
Tel: 01243 584900

B BERNHARDT ASSOCIATES CHARTERED SURVEYORS

Residential & Commercial Specialists

01243 855533

All forms of residential and commercial property issues dealt with including RICS Home Buyer reports, Building Surveys, Valuations for probate, taxation and divorce, Landlord and tenant matters, portfolio management, strategic property advice

Family run business with over 40 years experience
Regulated by the Royal Institution of Chartered Surveyors