

ELMER SANDS NEWS

Issue Number Twenty-six March 2011

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What joy, Spring is here, time to bring you up to date with the latest events on the estate and wish you a great 2011.

On reflection, the estate has been rather quiet over the last few months but that's probably the way most of us like it. We had a few weeks when we had some rather knuckle biting moments with flooding when the pumping station was overloaded rather too often for most peoples liking but that's about all. The Elmer Sands Surface Water Management plan is still working for us on that one. To date there have been 5 SWMP meetings. As a result a large number of measuring devices have been put in place, which over the past winter and coming spring months, should reveal the cause of the problems. As they say, watch this space!

The next event will be the annual spring beach clean followed by the A.G.M. when hopefully a number of you with a little spare time on your hands will volunteer to do their bit for Elmer Sands. (It's actually a great way to meet people – I met one of my best friends when I did my stint!)

Then of course there are all the events organised for us by Elmer Sands Boating and Angling Club – for further details look out for their next newsletter. *Linda Smith.*



Calling all beach lovers, please join us on Saturday 26th March for our Spring beach clean. Sadly we are all far too familiar with how the litter piles up over the long, stormy, winter months but together we can make a real and noticeable difference.

Meet at The Kiosk at 10.00 am
Please bring gloves – we will supply the rest!

PLEASE CONSIDER SERVING ON THE ELMER SANDS LTD COUNCIL

A maximum of 15 Directors can serve on the ESL Council at any one time. Currently there are 8 Directors, some of whom have given up their time for more than 4 years.

In the ideal world, the Council should have representation from all sections of our community, young families and retired residents alike. The Directors retire by rotation, allowing new candidates to come forward. There will be at least 9 places to fill this year. It really is essential that some new Members come on board or the Management of the Estate is likely to suffer.

Please consider getting involved, particularly if you have never served on the Council and feel you have something to contribute. To become a Director, you do not need any special expertise or abilities and there is no requirement to carry out manual tasks if you do not wish to. You just need a commitment to keeping this Estate running well,

to participate in monthly Council Meetings (currently Monday evenings), and the willingness to carry out a variety of small tasks in-between meetings depending on your time and abilities.

Nomination forms will be sent to all Members prior to the AGM. If you have any queries about what serving on the Council involves, the ESL Secretary and the current Directors would be very happy to talk to you - Just telephone: 01243 584900 or e-mail secretary@elmersands.co.uk

The Elmer Sands Ltd Annual General Meeting

Will be held at

The Jubilee Hall

Middleton-on-Sea

On Monday evening

16th May 2011

doors open 5.45pm

(refreshments are served)

6.15pm prompt start

The AGM provides a valuable opportunity for Members to meet, face to face, the people who currently manage the Estate on their behalf and to vote in new Directors. Members are updated on key issues that affect the value of their homes and the environment they live in and there is an opportunity for informal exchange with Directors and fellow Members.

DIARY DATES 2011

Beach Clean 26 March 10 am
AGM 16th May 5.45pm
Big Fat Easter Quiz & Disco
22nd April, The Cabin 7.30pm
The Raft Race 25th June
Fete & Hog Roast 28 August
Halloween 29th October

**Problem with
flooding/drains/toilets?
Red beacon flashing?**

Please keep taking photos and log the event with **Southern Water on 0845 278 0845** Use the code **'100330 at post code PO22 6JS'** when reporting the beacon - this helps SW pinpoint the station (ask for a **CSMS No.** Customer Services Management Action Number)

Important! If you know of sewage discharging into the sea contact the EA pollution hotline 0800 80 70 60

We are compiling a Diary of Events Email us at Esag1@hotmail.co.uk or through www.facebook.com listed under Elmer Sewage Action Group - Thank you

Residents Letters

Please send your letters via the ESL Secretary

“Are all residents aware that ESL has issued a lease to ESBAC for the Boat Yard. The lease, for 99 years, at a peppercorn rent, generates no income whatsoever for ESL, and has probably cost us money in solicitors fees in preparing the documentation. Our board of directors did not take any advice from a land valuer on this subject, and at a time of when our yearly dues are rising it seems totally unfair on the majority of members, who are not members of ESBAC, that we have just given away a valuable asset, which could have helped to offset all increases in membership fees”.

Name and address supplied.

Dear Resident

Thank you for your letter to the Elmer Sands News.

We are fully aware of your concerns and would like to take

this opportunity to reassure you of the situation regarding the Lease of the Boat Compound to the Elmer Sands Boating and Angling Club (ESBAC).

ESBAC in its original form was established on the Estate in 1948. There is a wonderful history booklet available, which was produced by residents Reg and Joyce Came and gives a brilliant account of the evolution of the Club and all the sporting, community and social events which have taken place over the years.

In the early 1990's when the new rock islands and sea defence were established, the Elmer Sands Association (ESA) gave the Club permission to create a permanent boat compound in a small section of open land abutting the sea defence. The Club paid for and erected all the fencing and materials and began to store small boats on the premises.

The Club, whose membership consists of a wide section of the community of Elmer Sands, has continued to voluntarily organise beach activities and memorable sports and social events for Elmer Sands residents serving to keep to the spirit of the Company's Constitution *"...To establish, maintain and conduct a Social and Sports Club for the accommodation of the members of Elmer Sands Ltd, and their friends and generally to afford to them all the usual privileges, advantages, conveniences and accommodation of a Social and Sports Club....."*

In 2006 ESL began a long process to review all ESL land assets and undertook to formally register all the Company's land, bringing to light that the compound, then unregistered, had been occupied for some 20 years with no formal agreement or conditions in place.

Mindful of this unsatisfactory and precarious situation, which meant that the Club could at any time have claimed 'squatters rights', ESL was keen to regularise this situation and in 2008 commenced discussions with ESBAC to ensure that

- the land was secured in a formal agreement with conditions in place to protect the interests of the ESL Membership
- the asset was protected for future generations
- the Articles of Association were preserved
- the Club's interests were assured

The process took many months of meetings and consultations, and with ESBAC's co-operation and with the appropriate legal advice in place a lease was drawn up in 2010 between ESL and ESBAC.

In these changing times, we are grateful to remain an Estate with a strong sense of community, promoted by annual social and sports events unique to Elmer Sands. Securing this asset, for use by ESL Members can only serve to make our Private Beach Estate a more desirable place to live.

We hope you will enjoy many years of community spirit to come and be reassured that your ESL Council has it's Members best interests in mind at all times.

The Council of Elmer Sands Ltd.

Jubilee Garden and Conservation

This little garden is a real asset to the estate and has already become a haven for wildlife, including the rare Toadflax Brocade Moth; Toadflax being one of the many special natural plants in the garden. After the valiant efforts of residents who originally created the garden, it has been a shame to watch it deteriorate over the past year or so for lack of proper care. *Cont. over.*

Cont. As I am interested in plants and nature conservation I have volunteered to help. I hope not only to gradually remove some of the weeds and 'sensitively' tidy the garden but also to add some new plants over the next few seasons, which are attractive to wildlife. I am also exploring the possibility of carrying out a plant survey along the areas of vegetated shingle on the beachfront and what could be done to increase natural plant diversity in this rare and important coastal environment. I'll also be finding out what we can do locally to support birds, especially our populations of Bats and Tawny Owls. I hope to have more time during the summer to develop these ideas further and establish what funding may be available; so more news and possible opportunities for anyone interested to get involved will follow soon! *Annette Harrison*

ENCOURAGE OUR CHILDREN TO PLAY SAFELY AND RESPECT THE SAFETY OF OTHERS

Now that the warmer weather is here, ESL would like to remind the parents of young families that there are some great facilities on this Estate for their use - the playing field with goalposts and basketball net and the toddler's playground.

Unfortunately last year there were increased incidents of football games being played in the roadways with significant danger and obstruction caused to road users. To avoid this happening again, we can all help to promote safety on our Estate by ensuring our children do not play ball games in the roadway or act in an unsafe or anti-social manner, encourage them to make use of the purpose built facilities provided for them and take a shared responsibility as a community.

Estate Road Repairs and Resurfacing

Works are taking place to repair the potholes caused by the icy weather conditions this winter and there are also some areas of damage caused by heavy vehicles to be repaired. Elm Drive is being completely resurfaced in accordance with the programme of road maintenance for 2011. Details of these works and expenditure will be presented at the forthcoming AGM.

COMING IN EARLY SUMMER 2011!

The Middleton and Elmer Youth Project for 11-16 year olds

Have you experience in youth projects or voluntary organisations and have a desire to put back into the local community? It's not just Youth Leaders we need, if you can spare a few hours a week, a month or even a year and are over 18, we would like to meet you.

Please come along for a coffee and chat on:

Thursday March 24th between 6pm and 9pm at St. Nicholas Church Hall

Planting and bollards on ESL grass verges requires permission



Most residents are aware that the grass verges abutting their properties are owned by ESL and that they form a vital part of the drainage soak-away system on the Estate. Residents who are tending to verges and wish to carry out any type of planting or install bollards or posts to protect the verge edges, should please contact the Estate office

for prior permission. For tree planting there is a simple licence agreement relating to the future maintenance of the tree. The ESL Council encourages and promotes the care and protection of verges by residents to keep the overall Estate fees to a minimum, but there are a few guidelines to adhere to which relate to for example the uninterrupted access across verges by pedestrians and the safety of road users. Please contact the Estate Office with any requests or queries and we will be happy to help. Thank you to all residents who so carefully tend to and protect the grass verges to benefit the Estate.

REMINDER: Skips & Deliveries

Please contact the Estate Office for permission to utilise the grass verges for temporary skips and delivery of materials etc.

Leaving a gift for others to enjoy at Elmer Sands

Imagine making a positive difference to the world. You don't have to be rich, famous or a legal expert and your generosity could make all the difference to the lives of others.

After providing for their family and friends, many people also choose to leave a charitable gift in their will. It's very simple to do and a little can go a long way. People often think that charitable gifts are the preserve of the super-rich, but the great majority come from ordinary people, whose gifts make a real impact and are received with genuine gratitude. What's more, all gifts in Wills are exempt from inheritance tax.

A gift to ESL could be used in many ways and you can be confident that your money will be well spent, for example it could be used to support the maintenance of a garden, trees or flower beds or to provide specific facilities for children or the elderly, or simply to help keep the Estate in good condition and a unique place to be enjoyed by future generations to come.



Elmer Sands Boating and Angling Club has a full season planned. The first event is the big fat **Easter Quiz and Disco Night** on 22nd April at The Cabin 7.30pm.

The **Raft Race** will take place on **June 25th**. And the summer season wouldn't be complete without the **Fete and Hog Roast** which will take place on **28th August**. The **Halloween Party** is on **29th October**. There are also plans for Kayak Racing and Fishing Competitions - dates to be confirmed later.

For further information please contact the Club Secretary, **Jude Williams on tel: 582980**

NO COLD CALLING ZONES

There has been much discussion in the past whether to introduce a No Cold Calling Zone across the Elmer Sands Estate. When agreed in the past such a scheme would have entailed Trading Standards Officers putting up signs like the one shown below at strategic points at the entrances to the estate. However Trading Standards no longer use these signs. Instead the scheme is now solely reliant on the door window

stickers and those displaying them enforcing the scheme by turning unwanted callers away. As at the last Elmer Sands Estate AGM a major proportion of those present were in favour of the idea it is now intended to issue a sticker to those residents of the estate who wish to use them. Indeed in time it is intended to extend issue of the stickers across the Middleton-on-Sea area to those who want them. Over the next few weeks it is hoped to call on residents and deliver the stickers. It is further hoped to issue stickers at the AGM in May.



DEALING WITH CALLERS...

Use of these stickers should deter cold callers however, should you be called

upon by an unwanted caller, point out the sticker to them and that you do not want them to call.

Should they be persistent warn them that you will call the police should they not go away. Furthermore consider reporting any suspicious persons calling to the police on **0845 60 70 999**. Also consider reporting cold callers to Trading Standards, Consumer Direct Department on **08454 04 05 06**.



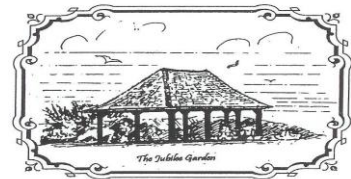
PCSO Clive Morge

HOW TO CONTACT ELMER SANDS LTD (ESL)

Please route all queries through the Estate Office
23 Arundel Way, Elmer Sands,
PO22 6JH
Tel: 01243 584900
e-mail:
secretary@elmersands.co.uk

NEW RESIDENTS: please request your welcome booklet

Welcome to



Elmer Sands

How is the Estate managed?

You may be interested to read a copy of the 'Welcome Booklet' which the ESL Council aims to give out to all new residents. The booklet provides a simple explanation of the way this private Estate is managed on behalf of the membership

www.elmersands.co.uk

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