

ELMER SANDS NEWS

Issue Number Twenty-two March 2009

Published by the Council of ESL and sponsored by Bunting & Co.

RESIDENTS GIVE ELMER SANDS NEWS THE THUMBS UP! Over a third of the current membership responded to the recent questionnaire and said they read the newsletter and gave it their support.

We're glad that you still enjoy it and find it informative. It's one way of involving everyone, remember your contributions are always welcome – this is your newsletter for your estate!

It's still written, edited and distributed by volunteers. It also costs ESL nothing because of the kind sponsorship by Bunting & Co, our local estate agent.

**The Elmer Sands Limited
Annual General Meeting
Will be held at
The Jubilee Hall
Middleton-on-Sea
On Monday evening
27th April 2009
doors open 5.45pm
6.15pm prompt start**

Problems with your drains?

After the winter storms nobody can have failed to notice the problems we've had on the estate with flooding. The situation is quite complex and there are many factors that have a bearing on both sewerage and surface water drainage. Here are the facts as broken down by ESL Council:

Sewerage Disposal

The main sewers on the estate flow into a holding chamber on The Hard where the contents are pumped away via Ancton and Middleton pumping stations on to

Ford sewerage works. The little building at the top end of The Hard houses the pumping station: built in the 30's, it was originally designed to cater for about 300 holiday chalets.

It is believed that certain private estates off Elmer Road have been given the right to discharge surface water into the sewerage system, thereby creating additional loading on Ancton and Middleton pumping stations which at times of severe rainfall can cause severe problems.

If Ancton or Middleton pumping station gets inundated then Elmer pumping station is automatically compromised and the pumps stop working!

Southern Water has a red warning beacon on the pumping station, indicating inundation, however, as residents of The Hard know, there is a considerable delay before any tankers arrive to begin emptying procedures. After the recent flooding tankers were removing effluent almost hourly for about 72 hours.

The effect, as a lot of you know, is that many residents are unable to use their toilet facilities; also some residents may notice that their drains become blocked and it's not just limited to those in the vicinity of the pumping station.

What can be done?

Southern Water have a possible plan that involves pumping direct to Ford but subject only to funding being available. To try to speed this up Elmer Sands Ltd has sent a claim to Ofwat that

Southern Water are in breach of their 'Duty of Care' and a file has recently been sent containing copies of documentation going back in excess of 6 years.

How can we help?

If you notice that your drains are becoming blocked with increasing frequency it may not be your problem but more to do with high water levels in the main sewer so nip round to The Hard and check the beacon! **If it's flashing phone Southern Water and tell them that the pumps have packed up!** (Sometimes they are slow to attend so don't be afraid to chase them.)

Remember, the more people that complain the more chance we have of getting the sewers upgraded.

**Southern Water Emergency
Number: 0845 278 0845**

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ESL INVITES YOU TO ATTEND THE AGM

As Secretary for ESL, I am always surprised, when communicating with residents over a variety of issues, that so many of you say that you don't attend the Company's Annual General Meeting (AGM). Whilst most of you feel that ESL does a pretty good job of communicating information to its Members through the Newsletters, the website and notice boards etc, the AGM does provide a valuable opportunity for you to meet, face to face, the people who currently represent you and manage your Estate.

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It also allows you to update yourselves and vote on key issues that affect the value of your homes and the environment you live in.

The Meeting itself usually lasts just over an hour and is very well presented. There is always an opportunity for informal exchange with Directors and Members and refreshments are served. ESL hopes to see many of you there this year.

NOMINATIONS FOR THE COUNCIL OF ELMER SANDS LIMITED

At the 2009 AGM there will be as many as 8 positions to fill. It is vital that new candidates come forward to ensure that the Council of ESL can operate effectively and that Members do not rely too heavily on the goodwill of the current volunteers.

All Members are eligible to serve on the ESL Council as a Director.

Directors are bound to retire by rotation, which allows for new volunteers to come forward. This system aims to maintain a diverse Council, representative of the present community.

In March, all Members will receive a nomination form with the 2008 Annual Report and Accounts, together with full details of what is required.

All new candidates are very welcome. You do not need particular expertise, just a willingness to get involved and make a difference.

If you have any questions, please contact the Secretary on 01243 584900 or e-mail via www.elmersands.co.uk

Kim Edden (Secretary)

Problems with your drains?

Here are the facts as broken down by ESL Council: (*Continued from Page 1*)

Surface Water

A large percentage of the roads of Elmer Sands have a piped surface water drainage system but the rest of us have to rely on the grass verges or soak-aways.

The majority of water from the piped drains leaves the estate by either the Elmer (Ryebank) Rife – the ditch on the east side of the estate draining from the east outfall – or the Elmer Ditch which runs from Ancton Way, along the back of Sea Way, draining from the west outfall at the sports field. Both are maintained by the Environment Agency.

It is believed that piped surface water from The Hard and Sea Way discharges into a soak-away at the playing field or into the western outfall.

Piped surface water from the northern part of the estate, mainly discharges into the Elmer Ditch. It then passes through a culvert eastwards under Sea Way and into the Elmer Rife via a flap system situated at the NE corner of the estate. (The rest exiting southwards via a culvert under the playing field into the western outfall.)

Problems arise when the flap is held shut by high water in the Elmer Rife at high tide or at times of extensive rainfall. When this happens flooding is almost certain to occur, specifically at the eastern side of the estate but also elsewhere.

To add to the problem, larger private houses with greater roof areas create more excess surface

water, and in addition, surface water can also enter Elmer Sands from outside the estate during heavy rainfall due to flooding of the Elmer Rife, Elmer Ditch and poor maintenance of the drainage in Elmer Road.

To improve the situation Elmer Sands Ltd has sought the services of a drainage consultant engineer at Dixon Hurst and Kemp: they believe that our ability to remedy the situation is considerably restricted.



DOG FOULING

Now onto one of our favourite subjects for the newsletter! As we all know it is illegal to let your dog foul in public and not clean it up.

DID YOU KNOW?

There are around 7 million dogs in the UK producing 1,000 tonnes of faeces every day. As well as being unpleasant and a nuisance, you can contract Toxocariasis from dog mess, which could lead to blindness, asthma and epileptic fits.

To report offences contact Arun's Dog Wardens on 01903 737679. Offenders can be fined up to £1000, or issued with a £25 fixed penalty ticket.

Remember: being unaware of the fouling or not having the means to clean it up is not an excuse under the regulations.

www.elmersands.co.uk
Where you can access details of the Estate, the Company and how everything is managed, also download forms, documents and submit queries.

Residents Letters

If you would like to have your say here is the place to do it. Please send your letters via The Secretary (for details see back page).

Martin Rowe from 'Beach View' in Alleyne Way wants to thank everyone for supporting his open day in December, which raised £300 towards 'The Home's' sensory room.

"I believe a vote of thanks to those involved and particularly Linda and Shirley for their hard work and effort in producing the newsletter is appropriate. It would be a pity if it falls by the wayside, but clearly cannot continue to rely on the good will of just two people in the long term. How about a letters page or would that risk too many slings and arrows? You are welcome to print mine. Best wishes. Geoff."(Matcham)

(This issue your letter is quite pertinent because Shirley Brown resigned from ESL Council and the newsletter last month. I would like to thank her for all she has done, as I am sure would all the residents on the estate particularly if they knew how hard she has worked; her contribution and her family's have been enormous. I welcome Belinda Wells (Treasurer ESL) who has volunteered to join the editorial team. LS)

Additional comments received via the recent questionnaire

"As always thanks for the work undertaken by the ESL Council"

"All good stuff! Elmer Sands is the Best"

"The newsletter helps to promote a sense of community; more information about individual people would be a bonus"

"Great job done by all, it's still a pleasure living here"

"I am very grateful for the Newsletter and always enjoy the content and information"

"News about the Estate is very important. We hope that computers will never totally replace the Newsletter"

"Vote of thanks to Linda and Shirley for persevering with the Newsletter. They clearly need more support, maybe invite members to write about their interests and experiences?"

How about it? LS



MAKE A DIFFERENCE – BEACH CLEAN UP DAY

The Spring Beach clean up will take place on **Saturday 4th April** to remove the rubbish that has accumulated over the winter. **We** will be meeting at **The Kiosk at 10.30 am**. It's not just to make the beach look nicer it's all about making it a cleaner, safer place for wildlife, pets and humans.

BRING YOURSELVES, BRING YOUR KIDS – LET'S MAKE IT A BUMPER TURNOUT!

Please bring warm clothing and gloves.



RAFT RACE AND BEACH DAY

Following on from the success of last year, we intend to hold our Raft Race and Beach Day in July. Details are yet to be confirmed, keep an eye out for the 2nd edition of ESBC's newsletter - coming soon!

HOG ROAST & FETE

As always this will be held on August Bank Holiday Weekend. Again more details will follow shortly in ESBC's newsletter.

BOAT BERTHS

There is a possibility of a few boat berths becoming available shortly - ESL members only - if you are interested please telephone Keith on 582435 or Jude on 582265.

E.S. Boating and Angling Club

For further information please contact the Club Secretary, **Jude Williams on tel: 582265**

Ode to Su Doku

Su Doku you have spoilt my life
my marriage is in tatters.
Since my wife has met you
she's as mad as mad hatters.
She gets a little magazine
free with the local rag,
she finds her favourite puzzle
while I fume and nag.
We also take the Radio Times
and that is just as bad,
I never see the programmes
life's getting very sad.
Now I do all the housework
and the cooking too.
She does her dear Su Doku
I mutter, "Sod you too!"

P.S. This is not, strictly speaking,
true – of course.

Reg Came

Loneliness can be bad for you health

An American study has discovered that being lonely can affect your blood pressure and your immune system. What has that got to do with Elmer Sands you may ask?

The people of Elmer Sands have always seemed to pride themselves on their care of their local surroundings and the people who live here. I myself was drawn to the place just by the fact that you would walk down the road or to the beach and without fail, someone would say hello and pass the time of day with you.

Just like the USA, people in this country have often had to move away from the community they grew up in, away from family and friends; quite often young and retired people can't afford to live near their own family or they have to move away for work.

Many of us lead such fast-paced and active lives that sometimes we forget that just past the end of our noses there are others who may not be as busy or as social as ourselves. Looking out for potentially lonely people in our community needn't take up much of our time; if you know of any newcomers, young or old; why not take the time to pop round to introduce yourself. If you have a neighbour who has recently lost a

life partner, pet, or another member of their family; they might need your help more than they let on. Of course we might get knocked back; people can be proud or just prefer their own company and just might not need help or support. If you find that your good intentions are refused, please don't take it personally; not everyone needs a friend, but at least you can say you tried - and you never know: you might start up a wonderful new friendship and learn new things.

The Elmer Sands Committee will be looking for new members to join this year, why not think about joining; no particular skills or experience is required, just a willingness to contribute to the place where you live. Coming together as part of a group is a great way to use your skills and abilities, make new friends and do something for your community.

If you are lonely and want to stay healthy, there are ways that you can help yourself! Why not try some charity work, join a local club or group and perhaps help out on the Estate with maintenance projects? The Middleton News, which is delivered to all households, has details of local groups. Making that first step is the hardest, but just wonder at the possibilities it could open up for you!

Belinda Wells

FREE COMPOST

First come first served!
Bring a bag and help yourself from the pile of compost behind the compost box on the sports field. Needs a sieve but it's all good stuff!

The Company Secretary

Please route any queries through the Company Secretary, who can be contacted by phone, through our web site, or in writing, at **23 Arundel Way, Elmer Sands, PO22 6JH. Tel: 584900**
www.elmersands.co.uk
NO house calls please.
NEW RESIDENTS- If you have not received your Welcome Pack please contact the Secretary

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

DIARY DATES 2009

**Beach Clean Up
Saturday 4th April
Elmer Sands A.G.M.
Monday 27th April**

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