

WHERA

The Warren House Estate Residents Association Newsletter – June 2016 Issue 2

Dear Residents

In March of this year we had our AGM, which some of you were able to attend and participate directly in the decisions that affect our small community. Your committee was given a mandate to continue the process for improvements to our area, which will we believe will benefit us all.

In this our second newsletter we would like to update you on progress and share our ideas for ongoing improvements.

The residents' whatsapp group has been extremely popular. It has been a valuable tool for residents to stay in touch with each other and to be kept informed on issues that have arisen on our roads. Committee member Bineet Shah continues to be our whatsapp liaison. He will try to answer any general queries raised on whatsapp when appropriate, and keep you updated.

We have looked at the best and most economical way for setting up a new WHERA website, for residents to quickly access relevant information and news. We hope to finalise this shortly and start construction of the website.

Parking and Traffic Calming

New double yellow lines have been laid in Reenglass Road and Valencia Road, which have improved the visibility for cars turning at the corners of these roads.

We have obtained quotes for the 7 new speed bumps that we hope will be laid in the coming months, as well as the new non closing gates that will be set up at the ends of our estate, in Reenglass Road and Valencia Road. Negotiations to obtain the best deals with the various contractors are under way and we will be liaising with Harrow Council to ensure a smooth introduction of these as well as the new 20 mph zone that will be in force on the entire estate.

New signage for the 20mph zone will be put up in due course.

Security Survey

In recent months, there has been much discussion on whatsapp about whether we should be employing a private security company to patrol our estate. The committee has responded

to this demand and looked into the viability of such a project. We have obtained information and several quotes for such a service.

Unfortunately the costs are very high. Options include a 12 hour service or a 24 hour service. In order for such a service to be viable we would need at least 75% of residents to approve, and for everyone to contribute. Otherwise those not paying would be benefitting from payments made by those who have.

We have therefore attached a survey to this newsletter, and we would request everyone to complete and return it by email or by post to the address on the survey. Based on the results, we will have a clearer picture of residents' views on this issue, and we will inform you of the same.

Looking after our estate

We are all fortunate to be able to live in a beautiful, clean and safe neighbourhood. For many years the WHERA committee has been charged with maintaining this lovely environment. However we cannot do this alone. We need the help and cooperation of residents to do so, and it falls on all of us to ensure that we play our part in keeping our roads as they were meant to be.

As the various titles to our individual properties were prepared at different times over a number of years, a number of conventions were developed in the past to help keep our roads safe and our estate looking at its best. Over the last few years, some of the "rules" that kept our roads so beautiful appear to have been forgotten by some and perhaps some new residents are not aware of them. A gentle reminder has therefore been included in this newsletter.

Pedestrians have a right of way on our roads, and have the right to walk on grass verges, as we do not have a footpath. Proper maintenance of our grass verges and driveways is an important factor in health and safety on our estate.

Therefore would all residents, old and new, please observe the following:-

- 1) All frontages should be well maintained, whether your property is owner occupied or rented out, up for sale or has been sold and is unoccupied.
- 2) Grass verges must be maintained in each frontage. These should be of natural grass and not artificial grass. No structures of any kind should be placed on the grass verge.
- 3) Wherever possible the grass verges should be at least 12 feet deep from the road side and of appropriate width in relation to the driveway and in keeping with the appearance of the road.
- 4) Parking of any vehicle on the grass verges at any time is strictly forbidden, as this is a health and safety issue.

- 5) Installation of gates on our driveways is in not in keeping with the open style of our roads and is not permitted.
- 6) Fences should not be erected between houses that extend beyond 2 feet of the building line of our houses, to ensure the open airy feel of our roads.
- 7) If you are planning construction work on your house, please ensure WHERA is advised in advance, so we can assist where needed. Please ensure that contractors clean/hose down the road outside your property after each day's work.
- 8) Work should only take place between 8am and 6pm Monday to Friday and 8am to 1pm on Saturday. This includes construction work and other types of contractors, gardeners, tree maintenance etc.
- 9) Skips or building materials should not be placed on the road at any time to avoid causing an obstruction and/or possibly damage to the road.
- 10) If a utility company needs to access pipes etc from the street, please advise WHERA in advance, so damage to our road surface can be avoided, and if the road needs to be made good we can ensure that it is done to the right standard. This will avoid road repair expenses for all of us in the future.
- 11) If you are planning to sell your house or have sold, we would request vendors and purchasers to inform WHERA as soon as possible of the new owners contact details.

A number of residents have forgotten to pay their subscription, and a very small number have forgotten to pay for a number of years. We would request these absent minded members to pay the dues immediately. Cheques should be made out to WHERA and sent to Mr Leon Angel, Hon Treasurer, WHERA, Merrimore, Reenglass Road, Stanmore HA7 4NT. If you need a reminder of the amount due, please request a statement by sending an email to whera2015@gmail.com

The committee is often in need of specialist advice, such as on legal matters. If you are a lawyer or specialist in an area you feel could be of help to the committee, and are willing to assist, please contact us by email on whera2015@gmail.com

Communication

Please use the email address that has been set up for residents to contact the committee with any questions or suggestions you may have. It is:
whera2015@gmail.com

We wish you all a very enjoyable summer.

Your Committee:

Nilesh Shah – Chairman

Alan Phillips – Vice Chairman

Leon Angel – Treasurer

Ruth Abraham, Andrew Davis, Ivneet Kaur, Bineet Shah, Hasan Tahir