



Windmill Estate Maintenance Company Ltd - 01034403

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NEW Website: <http://www.windmillestate.co.uk>

**** TO WEMC RESIDENTS ****

**OUR A.G.M.
WILL BE HELD IN THE CHURCH OF
THE GOOD SHEPHERD on
7TH OCTOBER 2024 AT 7.30pm**

All residents are welcome to attend and we shall provide the Accounts, discuss what has been done throughout the year, explain who we are, what we do (see list overleaf) and answer any queries as best we can.



Windmill Estate is a well-maintained and desirable place to live and WEMC have worked hard as volunteers to keep it so. However, the infrastructure is around 60 years old and some of our trees much older, hence repair costs and tree surgery prices are eating up our tiny budget. Amazingly, over the past year we managed to remove and even replace some of the dead trees, cut back others and carry out a number of repairs as well as the general maintenance and upkeep of our Estate with **Scott** and his team's help.

BUT .. going forward we shall have to be pragmatic in forecasting our future costs (with **Paula**'s help) and set a realistic annual fee. Our new administrator **Louise** has come on board to help us also. We would greatly appreciate hearing from any other residents who could offer us some help/advice/expertise or join our committee. **David** is helping us with IT and we have a **brand new** website up and running which you should find interesting and informative. To keep updated please check out WEMC articles in the Widmer End News magazine which **Ann** compiles and there's our Facebook page too.

Fortunately our community, in general, appreciate what the Committee does and help us by maintaining their borders and gardens, as well as settling the annual fee promptly. One grateful resident said she spent more on one meal out for 2 than we charge per year – a great analogy 😊

We are proud of the fact that we house multi-generational families as well as residents who bought their homes “off plan” back in the 60s/early 70s and still enjoy living here in Widmer End.

Back then homes were selling from between £4,995 and £7,500 – now prices are almost 90 times these original ones – if the maintenance charge had increased to the same degree we would all be paying a £900 per year fee!!

It's not always obvious just how much effort is put in around the estate so here's what your annual fee goes towards:

- Regular Grass Cutting/stripping on approx 3 acres of greens around our estate
- Weedkilling, leaf blowing and forecourt tidying + some bin emptying
- Hedges being trimmed and alleyway maintenance
- Trees being maintained at a 2m clearance from ground
- Dead tree removal and disposal
- Tree survey and ongoing tree surgery management
- Certain fence panels maintained
- Certain Walls & brickwork around the estate (in recent years one repair cost us £18K)
- Tarmac repairs and maintenance around the estate
- Garage forecourt maintenance
- Various Steps and footpaths to be maintained
- Estate Manager to litter-pick, report any problems to various authorities or back to WEMC and liaise with residents
- Administrator to handle day-to-day running and payment of all invoices, receipt of fees and court issues
- Dealing with Companies House, solicitors and small claims court costs
- Stationery, telephone, postage, IT costs, website, virus protection, etc
- Insurances, Hall hire, Land registry and bank charges
- Accountancy fees

+ **FYI** – In the past year additional problems addressed by WEMC include bollard repairs, drain clearance and covers replaced, tarmac repairs on alleyway and forecourt, bulbs and 6 new cherry trees planted and watered, fence panel replacement .. to name but a few.

So please bear with us as we strive to do the best we can with incredibly limited funds and resources, therefore we'll have to concentrate our efforts and “income” on essential maintenance. **Also please please consider helping us if you have any expertise regarding company law, insurance, financial, structural or property issues, tree management etc we'd love to hear from you. Or maybe join our Committee who meet up once a month – we really need some new blood.**

*** YOUR CO-OPERATION IS GREATLY APPRECIATED - YOUR HELP EVEN MORE SO ***