



Windmill Estate Maintenance Company Ltd

IMPORTANT NEWSLETTER

February 2025

WEMC would encourage all residents to read this newsletter as it contains ESSENTIAL information relating to this year's maintenance fee.



Here's hoping Spring will be kind to us and that our Estate remains an area we can be proud of with the daffodils and cherry blossom adding welcome colour.

Our grounds maintenance contractor Scott and his team continue to work hard for us, however this all comes at a cost as discussed below.

WEMC

As you're no doubt aware WEMC is made up of a few volunteer residents who give their time and efforts to maintain the Estate and keep the maintenance fee incredibly low. However, for some years rising costs and the need for more repairs and upkeep as the estate ages, have taken their toll. The fee has only increased 7 times over the past 20+ years, and we need to remedy this.

October's AGM

At October's AGM we explained how tarmac repairs and tree surgery expense had eaten into WEMC's tiny budget (plus dealing with a deficit over the 2024/25 year) and therefore the fee would have to increase to between £150 - £200. We have been working really hard on our budget and cutting back wherever possible and hope you can appreciate the amazing value our annual fee still represents.



WEMC's 2025-2026 Maintenance Fee

The cost of living has increased for everybody and that includes us, WEMC. Unfortunately, no matter how much we have tried to cut back, we have found the prices of the services we require have also increased and, in most cases, quite considerably. We did announce at our AGM we thought the fee would have to rise to between £150 - £200 if we were to maintain the estate to its current level. After much negotiating and budgeting we have managed to set the 2025-2026 fee at the lowest level possible of £150.

We would like to take this opportunity to remind you that the fee is due to be paid on or before, but no later than **1st July 2025**. We would therefore be grateful if residents could settle this amount upon receipt of the bill, which will be sent out in May, by bank transfer. Hopefully, you can appreciate that the work put in not only enhances our environment but property prices too, making Windmill Estate "a much sought after area" as Estate Agents would say.

Help Required

Some of your committee members have lived on the Estate for 40/50 years and been working on behalf of our residents for over 20 years!

However, we would appreciate any knowledge or advice you may be able to help us with. For example, we need help regarding fund-raising, company admin, debt recovery and legal issues, tree and gardening knowledge, insurance, accounts etc.

Please email us if You can assist in any way. After all, our properties are probably the biggest investment we shall ever make, and the condition of the estate reflects the high prices and saleability of our homes.



What your fee pays for

An idea of work our contractors have put in including tree and bulb planting, hedge and tree trimming, leaf collection/removal, forecourt cleaning, storm damage repairs, tree surgery and removal, hedge trimming, drain clearance and tarmac repairs is shown below. The estate is also regularly litter-picked, and issues reported to FixMyStreet – all for less than £3 a week!



Our Records

To ensure we hold the most up-to-date email address for our residents who pay the WEMC annual fee, would you kindly provide your email address using the following link or QR code - you only need to do one:

<https://www.windmillestate.co.uk/email/>

This is purely for our records and efficient communication purposes – Thank you.



We trust 2025 will be a good year for all of our lovely community and that you'll support us whilst we work together towards maintaining and improving the well-kept environment, we are so fortunate to enjoy.

Kind regards from WEMC Committee Members and our administrator, Louise.

To contact us please:

Call: 07394 332262 or Email: wemc67@yahoo.co.uk

For further information please visit:

Our website: <http://www.windmillestate.co.uk> or our Facebook page: Windmill Estate Maintenance Company Ltd