



TO: **Widmer End**

Windmill Estate Maintenance Company Limited

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Please read and keep this important newsletter it could help you !

Welcome to Windmill Estate

The committee members of Windmill Estate Maintenance Company would like to welcome you and we sincerely hope that you will enjoy living on the estate. You will have signed our WEMC Deed of Covenant which clarifies the annual maintenance charge and the restrictions in place to keep our estate open plan, functioning and presentable. If you did not sign the Covenant, please contact your solicitor as it is a legal requirement and may be very costly to correct at a future date.

History of the Estate

The estate was once a farm and the story is that the roads were named after the farmer's cows! In the 1960's development was started by local builder George White & Sons (Hazlemere) Ltd. who, to obtain permission, agreed to include communal greens for the benefit of the residents. The Rural District Council at the time had insufficient funds to maintain new housing developments in the area, so the developer had to agree to maintain:

- Around 3 acres of greens containing many species of trees, some protected
- Approx 1000 square yards of communal garage forecourt
- 1000 yards of footpaths plus certain interwoven fencing and legacy walls

The cost passed to each house owner who, in purchasing the property, agreed to enter into a covenant payment (now referred to as the maintenance fee) of £10 to £12 per annum - Otherwise properties would have been sold as leasehold with an annual ground rent or a professional Estate Management Company would have been appointed with power to levy fees which by now could no doubt be £400—500 pa. **For 2025 the annual maintenance fee will be £150 and is payable BY 1st July each year latest** (rising in future to keep pace with inflation and increased costs). WEMC work on your behalf to monitor costs, ensure the rules of the Deed of Covenant are followed and manage the annual charge whilst keeping the Estate in good condition – our team could do with help as we all want the best for our Estate.

WEMC is made up of volunteer residents who meet regularly to review queries/issues/contracts to enable our estate to function efficiently and cost-effectively with the invaluable help of our contractor **Scott**. Our Administrator, **Louise**, carries out administration on a part-time basis for us and **Paul** has the role of Estate Manager to litter-pick and report issues/repairs required. We also employ Accounting Professionals to oversee transactions and yearly accounts. The AGM, usually held in October, is open to all residents for their input and we report on the year's work and provide the annual accounts.

Planning Permission for Extensions, Alterations and front boundaries - Under the Title Deeds of your property, if you plan to extend/alter your property OR are thinking of enclosing a front garden, you must get permission firstly from the Council, and then from WEMC. Please provide us with the approved plans for our consideration (WEMC Consent document refers), always bearing in mind we try to maintain a presentable open-plan aspect to the Estate and clear visibility at junctions is of paramount importance.

In the event of permission NOT being applied for beforehand, problems will arise in the sale of a property causing costly delays and if retrospective WEMC approval is sought there will be a charge of £100.

Parking Problems and Vehicles – Always an issue which impacts most residents causing complaints and frustration !! PLEASE park considerately to allow access for the emergency services, council lorries and buses. Obviously, keep off footpaths to avoid problems for wheelchair users/parents with children and buggies AND always ensure easy access for garage users and clear visibility at junctions **there are legal implications if these actions are not followed.**

Dog Fouling - Dog waste bins are provided for easy disposal, but we rely on dog owners to respect our environment and to “scoop the poop”. Our greens have been designated as play areas NOT dog toilets within the Deed of Covenant we should all adhere to. So please ~ if you have dogs .. clean up after them.

Other problems - Issues regarding the roads, street signs, drainage, public footpaths, potholes and blocked drains etc should be reported online to www.fixmystreet.com who will redirect your problem to the correct department. To report street lights not working please call 01494 715296 (Hughenden Parish Council) and reference the number on relevant pole.

Just a Note - Our homes are the largest investment we are ever likely to make. WEMC puts in a considerable amount of effort to keep the communal areas attractive and a desirable place to live. Your assistance in maintaining your garden and boundaries (as stipulated in the Deed) keeps Widmer End a very marketable area!

Membership of WEMC – Each owner automatically becomes a Member with a right to vote and have a say at the Annual General Meeting generally held in October. We all (including the WEMC committee) have to pay our annual fee as a legal requirement as stated on the deed when buying a property on the estate.

Our Committee generally meet on the first Monday of the month - if you are interested in joining our team (or can offer some expertise) please contact us. We need help with legal matters, garden/tree knowledge, accounts, company running, management/landlord issues, fund raising etc..



To effectively communicate with our residents, we also have a Facebook page to post updates, notices and general information about the area. Please search & follow us on Facebook – look for "Windmill Estate Maintenance Company".

We would like to ensure we hold the most up-to-date email address for all our residents. We would appreciate, if you live on the estate and pay the annual fee to the Maintenance Company, that you provide your email address for our records and efficient communication purposes using the following link or QR code - you only need to do one:

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

We hope this has been of some help and interest to you. From time to time we issue a brief Newsletter which can be seen on our website, the notice board or within the quarterly Widmer End News magazine which is distributed by the Residents Association (WERA). We can also keep you updated with the Newsletter via email if you've provided your details to us as above please, which are purely for our records.

Ann, Rob, Gill, Michael, Ann, Paula, Alice and David (Committee Members 2025)