



BRAYBANK ESTATE

New Year Newsletter 2014

A Happy New Year

We hope everyone enjoyed our evening of carols, mulled wine, hot chestnuts and mince pies which was well attended despite the weather. Thanks to all those who helped to make it a lovely evening and a Happy New Year to you all.

An active 2014

The board have some serious areas to look at in the coming year and hope to provide a five year plan for all to see before the AGM. Some of the input to this will come from a shareholder questionnaire that we hope to produce shortly. We want to know how you would like the estate to develop so watch this space.

Gates

Over recent weeks we have had some very strong winds and generally nasty weather and this has had an effect on the operation of the automatic gates. When the winds blow very strongly from the south, as they have recently, they tend to push the gates into the estate. This has had two effects: firstly it has on occasion prevented them from shutting, as the gates believe from the sensors something is in the way. Secondly when shut it pushes the central securing bolts against the base plate and the friction prevents them from opening. If we are aware of the likelihood of this happening again the board will look at leaving them fixed open for the period of the high winds.

We have also become aware that some people are still parking in the estate, when eating or drinking, locally, as they tailgate someone in and know that until midnight they can simply drive out. It is proposed therefore that with effect from 1st February the time when they will stop opening automatically upon exit be amended from midnight to 10.00pm. This should act as a deterrent and make the small problem go away and not get worse.

Composting

In the absence of Harold to take any action on composting the two bins have become rather full and will soon take no more. Should you find that your waste cannot be placed in them we would remind you that there is one brown food/vegetable recycling bin on site. This is situated in the bin store adjacent to No 10

Commercial Vehicles

We would also remind all residents that whilst commercial vehicles will inevitably be on the estate during daylight hours it is a contravention to allow them to remain overnight and they should be parked elsewhere.