



CHEDWORTH PLACE AND SAMFORD COURT RESIDENTS ASSOCIATION

INFORMATION FOR NEW RESIDENTS

Welcome to Chedworth Place and Samford Court! We hope you will enjoy living here as much as we do. To help you get the best out of our special development, we would like to tell you about a few things that will make life easier and better for all of us. Let's not forget that living here, owing to the communal nature of the development, involves being prepared to exercise a certain amount of community spirit.

Car parking etiquette

We all own two freehold car parking spaces **but there are no visitor spaces at all**. Rather than park just anywhere, which can lead to unpleasantness with other residents, if you need more than your own two spaces, please arrange for permission to use someone else's space. If this can't be done, extra car parking is available in Church Road. We have been advised not to park in the Village Hall car park nor in the gravelled area below Samford Court (also known as the "boat park"). Obviously, we would ask you to drive slowly and carefully in the car park areas.

Bins

The communal bin stores are fairly small so it's important that we make best use of them. We have separate collections for ordinary rubbish and recyclable waste; the collection is on alternate Thursdays which means there is a fortnight between collections. Please do not dump garden waste, building waste and other large pieces in the bins as they would overflow quickly which, for the residents closest to them, particularly in summer, is very unpleasant. Please take this type of rubbish to either of the two municipal tips (open from early till late!) in Portman Road, Ipswich or on the Shotley Road just beyond Chelmondiston.

Gardens

As part of our annual service charge, the gardens are looked after for us. In the summer, the gardener will be here regularly (virtually every week) to cut the grass and maintain the flowerbeds. If you have children, please make sure that they don't leave gravel on the grass as the mower may well accidentally "launch" stones with possible damage to people and windows. Please don't allow children to play ball games in the courtyard area to prevent damage to the plants and lawns. Ball games can be played on the grass near the gates, on the west side behind the houses or on the slope down to Alton Water. The gardener also looks after the maintenance of the lights and gates.

Fountain

Our water feature in the centre of the courtyard garden looks very solid but isn't. There is a large water reservoir which is covered by a metal grid underneath the stones. Please make sure that children don't clamber over the stones as they may well fall through or damage the membrane causing expensive repairs.

Barbeque

We have a brick built barbeque for communal use on the slope leading to the reservoir. Please feel free to use it but please clean it after use and don't leave any rubbish when you finish. Summer Sunday evenings are set aside for informal get-togethers by the residents (bring your own food and drink). If you would like to use it on a specific day/evening, contact Garry Kilworth at 16 Chedworth Place to book it.



Dogs

When you walk your dog(s), please clear up their mess! Dog mess can cause blindness in children so it is important that you behave responsibly in this area. There are plenty of local walks so there is no excuse to just push dogs out on their own. Dog mess is not the dogs' fault, it's the owners!

Woods

As you will be aware, we have access to the woodland. This area has been neglected for years but a number of residents are working hard to gradually improve it with the help and advice of the local tree warden. This work mainly takes place in the winter. Feel free to walk around the woods but for children, be careful when playing there as there may still be glass and sharp bits of metal lying around.

Listed building/obligations

The whole of the development (including the new built houses) is grade 2 listed so any external changes to your property must be approved by Babergh District Council. As you will be aware, there are a number of obligations in your transfer deeds to the property varying from the upkeep of your garden to not being allowed to plant a hedge or tree exceeding 10ft in height to not being allowed to keep or store a caravan, (boat) trailer or commercial vehicle to not being allowed to attach any structure (including satellite dishes) to the building. Please make sure that you comply with these obligations.

Web site

A web site has been set up to allow residents to be kept up-to-date with news and events as well as holding information of interest to residents . . . see www.chedworth.net. There is also a private area, specifically for residents, with details of your neighbours' names and documents from the Residents Association. We also have several email addresses which allow us to keep in touch with one another. You can email residents@chedworth.net to reach all residents, or chedworth@chedworth.net or samford@chedworth.net to reach only those residents in those parts of the estate. Contact lloyd@chedworth.net for more information.

Membership

We would appreciate it if you would like to join the Association. We communicate with our management company (Country Trade Ltd) on behalf of all of us to make sure that the annual maintenance programme and the annual charge are up to our specifications. Also, we try to organise a number of social events throughout the year (e.g. a communal Christmas tree and Christmas drinks). Membership is £5 per year and is open to house owners. Tenants can be mandated by their landlord to vote if the landlord is a member of the Association.

Please contact any member of the committee if you have any questions or would like to join the Residents Association.

The committee (rescom@chedworth.net):

Stuart Hall (Chairman), 23 Chedworth Place [**chairman@chedworth.net**](mailto:chairman@chedworth.net)
Andrea Mendel (Treasurer), 9 Chedworth Place
Garry Kilworth, 16 Chedworth Place
Wieland Ratz, 10 Chedworth Place
Jane Kirk (No.3 Samford Court)
Jo Flattery (No.11 Chedworth Place)
Alissa Hall (No.23 Chedworth Place)
Rod Watson (No.22 Chedworth Place)
Lloyd Butler (No.24 Chedworth Place) 01473 326882 [**lloyd@chedworth.net**](mailto:lloyd@chedworth.net)