

MAISEMORE GARDENS LIMITED

Registered in England, No.714547

Dear Members

Already Spring is well on the way and it is certainly high time you had a newsletter! While I was sunning myself in Thailand and New Zealand, I gather that the post-Christmas Directors' drinks evening for members at number 51 went extremely well. Maggie and Martin are wonderful hosts and I think members from 35 houses went along for lovely food and mulled wine. Maggie tells me that she had put together a quiz in case anyone was bored at the event (as if!). Of course, most were perfectly happy - but the three girls (Ella, Beth and Rosie) picked up the quiz and did it together, and three other people did it later. The youngest guests at the New Year event won!

AGM Update

We had 34 properties represented at the AGM, once again a great level of support. The meeting followed last year's format, mainly endorsing the accounts and the various reports prepared by committee members.

Barry King-Smith (30) & James Leeming (63) had decided to resign and hand over their roles as directors. Barry had been responsible for environmental and infrastructure matters for 9 years and James Leeming had been Secretary for 4 years. Martin Gebbett (51), thanked them and said that both had given substantial time and work to their roles and would be much missed. Both will stand down.

Christine Richardson (47) stood for election as a Director. She has lived in Maisemore for 10 years and gave an outline of her life working in running businesses/charity. Lester Korzilius (45) has been at Maisemore for 17 years and is an architect. Both received full votes of support for their election to the Committee.

Two resolutions were proposed:

A modification of the Bylaw 1.1, which refers to the use of the green, was proposed by the Council of Management to better reflect the sharing of this great community asset by all our members, while ensuring that we all have a role in keeping it safe and unspoilt. After endorsement at the meeting, the revised bylaw reads:

'The central green is a resource for all residents and should be treated with respect. Responsible use for games and activities is encouraged, however anti-social behaviour should be challenged and reported if necessary.'

Helen Pettitt (38) had submitted a proposal seconded by Fenner Boys (64) to replace the grey sculpture with an apple tree. Subsequent discussion showed that there was considerable support for both apple trees and sculpture in the Gardens with both adding to the feel of Maisemore. Two votes were then put to the meeting, so that support for both elements could be adequately captured. A first vote was on: 'We should keep the grey ghost, not necessarily in that position.' The majority were in favour of that. The second was: 'We should plant an apple tree as a Jubilee tree'. The majority voted in favour. No votes against. Developments since the meeting are discussed in the gardens section.

Remember that, if you could not attend or wish to remind yourself of what happened, the draft minutes of the AGM are available in the members' section of our website.

MGL Committee of Management Directors 2023

Christine Richardson, Martin Gebbett, Lester Korzilius, Suzy Daniels, Sarah Harrington, John Watt, Martin Price

Co-opted; Andy Maxted, Mike Austen

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New Roles on Council of Management.

Following the resignations of James, the role of secretary has been taken on by Lester. Martin Price (20) will now take over responsibility for environment and infrastructure from Barry. Equally importantly, Martin (Gebbet) has been able to achieve his wish to stand down as Chairman, with Christine agreeing to take over the role. Martin will continue as treasurer. The outgoing members of the Council of Management have set a high bar for their successors to follow but I am confident that the pragmatic and equitable approach to decision making that they have helped to establish will be in very safe hands going forward. Please write to Lester initially with any correspondence to the Council of Management (the email address MGL Secretary mglsecretary@outlook.com will now go directly to Lester), and he will consult other Council members as necessary.

Gardens



The gardens put on their usual spring show; we may not need to buy daffodils this year! Andy Pearson had the grounds looking splendid for the Easter Egg Hunt and is trying to get them looking their best for the coronation celebrations.

We have bought two apple trees, as agreed by members at the AGM, and they should be in place, on the lawn alongside number 16, by the time of the party. We decided on a Blenheim Orange and a Gala, with a crab apple to act as the second pollinator, since the Blenheim is a triploid. The quince is flowering well this year and should soon start producing fruit.

Apart from the fruit trees we are doing no new planting this year, just filling gaps and continuing to develop the gardens to encourage wild life. The area of rough grass round the sculpture is being left, but we shall be planting plugs of the wild flowers that we think will flourish into the grass.

Do members still wish to be able to do something in the gardens, or to join in some garden centred activities? Perhaps you could let either Helen, at no. 37, or Sarah, at no 65, know your views. We would like members to enjoy the gardens to the full, but ask them to consult Andy before undertaking any work; now that we have a professional gardener we should not upset him by doing things, such as pruning, at the wrong time – this has happened more often than you might think, and sometimes unexpected plants have appeared, too. We have happily planted suitable donations, for which we have been very grateful.

We are continuing to try to make the gardens as wildlife friendly as possible, allowing weeds to stay in places and the grass on the lawns to grow a bit longer. We hope that, when the hedge by no. 70 and the thorn trees we have planted start to thicken up, more birds will nest here.



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Sea wall

Maisemore Gardens are built on land that was artificially raised at the time of development and the sea wall was established to protect its structural integrity. At some later time, the raised path was put in place, although ownership of that is unclear. The matter is further complicated by the Natural England scheme that has been discussed over a number of years but currently seems to be in limbo. It is anyway unclear whether their scheme will have any role in the protection of our seawall or not. As you may have noticed, Chichester Harbour Conservancy, which is the statutory authority for Chichester Harbour with responsibility for managing the Harbour and its surrounding area has recently undertaken some work on the ramp at the end of Warblington Road.



Clearly there are a number of stakeholders, with different obligations and access to funds. Our role therefore, is to make sure that we have sufficient reserves to meet our obligations (while avoiding costs outside those areas).

Currently we are monitoring the structure of our sea wall and feel the structure is fairly safe at present, so we don't have any major concern. There is however, some undermining as the beach level has been dropped and has exposed the supporting soil. We are at the early stages

of looking at a stand-alone measure which would address this issue if required.

NB An updated report on the seawall by Coastal Partners can be accessed on the website (www.maisemoregardens.co.uk). Go to 'Members and Residents Guidance' section then to 'Miscellaneous reports'.

Parking

On several occasions recently, residents have raised concerns that cars have been parked on the full width of the pavement, which impacts on people's ability to walk past on the pavement without needing to go out into the road. This is obviously most concerning where people have prams, mobility scooters or walking aids. We all realise that there is often a need to park cars on the pavements but please be considerate when you need to do so, and try to use drives and designated parking spaces as much as possible.

Dinghy park and access gate

Andy Maxted has his eye on the locks and residents should talk to him if they continue to have problems getting in or out of the gate. Installing a cover to protect the lock and other maintenance measures are being considered. Andy is also very proactive in ensuring that the boats and other equipment stored in the dinghy park are accessible and safe. Residents needs change episodically and we, as a Council of Management, are keen to ensure that all residents get what they need as far as is possible. All requests are dealt with on a case by case basis, with flexibility and fairness integral to any decision. Where special arrangements are requested these are typically time limited (or at least periodically reviewed) and any extra charges incurred are fully visible in the MGL accounts published each year.

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Friends of Maisemore Gardens

The Friends of Maisemore Gardens are following their established tradition of marking royal events with a community party and look forward to celebrating the coronation with our lunch on the 7th May. This is, of course, only the second monarch we have had since the estate was built!



Funds were once again raised by an Easter Egg hunt that raised just under £100.

The Coronation lunch event starts on Sunday 7th May at 12.30 on the Green with a celebratory drink provided for all. The Friends remind you: Don't forget to bring your own chairs, table, glasses, plates, cutlery and drinks. You might want some cash for the raffle. All fancy dress is welcome! For more details or tickets contact Helen Pettitt (at no 37) or 01243 389990.

The organisers will be setting up the gazebos and tables and putting up the bunting on Saturday from about 5pm. If anybody would like to help, that would be greatly appreciated.

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