



Welcome to the second edition of Newhall's Newsletter. Labyrinth Properties manage the Estate areas at Newhall on behalf of The Residents, and we should be grateful if you could spare some time to read this newsletter to provide you with an update regarding ongoing matters at Newhall, which we hope you will find of use. A copy of this newsletter, along with some other useful documents can be found on the new website, <http://www.newhallresidents.co.uk>

PARKING



Despite regular reminders, some residents continue to park on the pavements which in turn creates an obstruction for pedestrians. We have previously considered enforcement, which we believe is a rather draconian way of dealing with the situation, however, if the problems continue we will be left with no alternative. Residents with a car space or garage are reminded to make good use of them, particularly for those that live on The Chase. This is the main thoroughfare into the development, and it is worth noting that there is no provision for parking on this road.

On this note, the Highways Agency has acknowledged the problems with parking on The Chase which is an adopted road, and are looking to introduce parking restrictions. This was recently discussed at a local panel meeting where the proposal was agreed in principal, we are just waiting for a date on when the work will commence and we hope to provide an update shortly.

SPEEDING



Whilst the design of Newhall has been developed with traffic calming measures in mind, unfortunately some residents continue to drive throughout the development at excessive speeds, and the erratic parking of some vehicles it makes it near impossible to see oncoming traffic when exiting junctions. The aim is for the whole of

Newhall to be a 20MPH zone, however, the Highways Agency will only consider this when Newhall is fully developed. In the meantime, please can drivers be mindful of their speed, particularly during the school holidays when more children are playing around the development on bikes etc. Please could all parents ensure that their children are aware of the vehicular traffic throughout the development and follow the green cross code at all times.

VEHICULAR USE AT NEWHALL



A reminder that all vehicles brought on to Newhall must be roadworthy and comply with the requirements of the Road Traffic Act and other legislation. This means the vehicle must be taxed and insured.



Unfortunately we have seen an increasing number of commercial vehicles at Newhall. Whilst we understand that these vehicles are an essential part for some residents working life, it contravenes the covenants for the development, as outlined in your Lease if you own a Leasehold property, or in your Transfer Document (TP1) if you own a Freehold property.

SUSTAINABLE ENERGY



Newhall Projects' fully endorse, and actively support owners' desires to consider installing sustainable energy solutions such as Photo-voltaic (PV)/solar panels and the like and are

happy to see such installations, as is the case with some existing properties that were subject to original planning. Whilst the retrospective installation of PV panels does not require formal planning consent, any external material change to the property does require the consent, who, along with their consultants are currently reviewing this issue, with the aim to come up with a solution that is both conducive and sympathetic to the aesthetics for Newhall. What they do not want to see is a mish-mash of varying sizes, shapes and designs of the panels which would have a detrimental effect on the aesthetics for Newhall. Further details will follow in due course, however, if you are considering installing any PV panels please ensure that you contact Labyrinth Properties in the first instance before instructing any works to avoid being in breach of covenant.

SERVICE CHARGES



Residents are reminded that the Estate Service Charge is payable quarterly and in advance, with the collection days being 01st January, 01st April, 01st July and 01st October. Both Labyrinth Properties and Newhall Projects Limited are committed to taking a robust stance to arrears as it is both unfair and unreasonable to expect others to subsidise the running costs of the development. Where it is necessary to send a second reminder for unpaid charges this will attract an administration charge of £25. If the service charges are not paid following the second reminder then the matter will be referred to solicitors, with a view to County Court Proceedings being issued if the debt is not cleared within 14 days. It is worth noting that a number of CCJ's have again been successfully obtained, and even one property tried to defend the claim and the case was dismissed without a hearing as we were able to provide all the documentary evidence to confirm that the charges were payable. Naturally we would rather avoid this action, however, it is imperative that charges are paid promptly in order for services to be provided. If you are experiencing financial difficulties please contact Paul Hnatiuk, your Property Manager in the first instance to discuss your circumstances. Residents are reminded that service charges can be paid by any of the following methods:

Cheque – Please make your cheque payable to CRL LTD (Granville & Co) Client Account and forward to Granville & Co, Chardin House, Chardin Road, London, W4 1RJ

Direct Transfer - using internet banking sort - code 52-41-00 account no - 40176266 and quoting your tenant reference.

Debit or credit card by calling Granville & Co on 020-8995-5284.

Standing Order – This method is only available when your account is fully paid to date.

To request a mandate, please contact Granville & Co on 020-8995-5284.

THINKING OF SELLING?



Any For Sale/To-Let Boards are only permitted to be affixed to property itself. Any free standing boards will be removed without further notice. Under the terms of your Freehold or Lease transfer documents issued at the time of the purchase of your property at Newhall, certain information is required to be submitted when you sell your home. This includes details of the date of completion, so you know when your responsibility for service charge payments ends and your purchaser's liability for payment begins.

The requirements for this are handled by CoSec Management Services Limited, a sister company to Labyrinth Properties. For all matters relating to Legal Notices when selling your property at Newhall, please contact Sheila Clarke at:

CoSec Management Services Limited
2 The Gardens Office Village
Fareham
Hampshire
PO16 8SS
Tel: 01329 222980 Fax: 01329 285859

For matters relating to Deeds of Covenant, please contact David Miller at Stanley Tee Solicitors:

David Miller
Tees Solicitors
High Street,
Bishop's Stortford,
Hertfordshire, CM23 2LU.
Tel: 01279 755200 Fax: 01279 758400

CONTACTING US

Paul Hnatiuk
Labyrinth Properties, Unit 10 Marchmont Gate,
Boundary Way, Hemel Hempstead, Herts, HP2
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Telephone: 01442 242726
Fax: 01442 868919

Please note that Paul is generally based at Newhall every Wednesday in The Sales Office along The Chase

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