



York Close Estate Management Company Limited

December 2024 *Newsletter*

Newsletter for all Residents, Owners and Tenants

Thank you to you all for your continued support of the Management Company this year. Thank you also to those of you who attended the AGM back in June. It was a small turnout and we encourage you to join us for this if you can next year.

Current Directors

Sara Page (Managing Director)	Windsor Court
Jackie Fisher (Company Secretary)	Hanover Court
Bob Manning	Windsor Court
Sam Elsdon	Windsor Court
Ben Longley	Stuart House

Maintenance

Work carried out around the estate in recent months includes repairs to windows, doors, aerial and garages, electrical work, gutter clearance and dustbin cleaning.

If anyone knows of any pressing issues concerning maintenance then please make Jackie aware of these.

Please be aware that according to the lease you should contact

Jackie for consent if you are planning any major alterations to your property. The preferred way to do this is by email at info.yorkclose@gmail.com or put a note through her letterbox at 11 Hanover Court. Please also ensure she has your up to date contact details.

Refuse and Recycling

New doors have recently been installed on some of the bin cupboards so please ensure that you shut them after you visit. There has been an issue with foxes which have been accessing the bins and causing quite a mess so your help in preventing this would be appreciated. Only refuse **inside** the bins is taken by the dustmen, so please make sure you squash boxes and put all rubbish in the bins. To reduce smell please ensure that items such as nappies are put in bags before placing in the bins. With less collections over the Christmas period it is important that we maximise the space we have for rubbish. If the bins are full in the bin cupboard nearest to your property you are welcome to put your rubbish in another bin cupboard if their bins have space.

Any large items such as furniture or appliances should be taken to the Hop Oast Amenity Tip as leaving them in communal areas is a breach of the lease. Please help to keep the estate tidy. Also, please be aware when you park that the Refuse Collection vehicle is large and needs space for turning.

External Christmas Lights

Just a reminder that due to health and safety concerns and stipulations in the lease, external Christmas lights should not be installed on the Estate. Solar powered lights are allowed.

Parking

We would like to remind residents to be considerate when parking especially on the bend, to park in between the lines and to watch their speed on the Estate. Please do not park on the double yellow lines, in the garage area or block access to the

garages for other residents. There are signs displayed on both sides of this area beyond which you should not park. Please observe these.

Website

Just a reminder that the Estate website can be found at www.yorkclose.co.uk. We would encourage you to view this website as other useful information can be found there such as the buildings insurance claim line numbers, insurance policy details and pest control contract contact details.

Reminders

The lease does not permit clothes drying outside the flats so please do not hang clothes or place airers outside.

All personal items including bicycles and chairs must be stored in flats or garages and not outside.

Dog owners should ensure they are clearing up and disposing of any dog mess appropriately and that dogs are supervised when outside.

Please do not discard litter including cigarette ends or allow children to throw stones onto the grass areas as this makes a lot of extra work for our gardeners.

Please be mindful of others, respect the privacy of those living on the ground floor by not walking too close to their windows and keep noise to an acceptable level around the Estate especially at night.

Some residents are now charging electric cars using cables from their properties. Care should be taken with this. Please note the Management Company are not responsible for any injuries caused by cables.

Late Payment Fees

There have been an increasing number of late payments of maintenance charge or under payments. This has resulted in

funds not being available when repairs are needed causing work to be delayed. To avoid this problem going forward, a late payment fee for payments not received within a month of being due has been implemented. This is in line with the lease. To avoid this charge please ensure you make payments on time and update your standing order when charges increase. Thank you.

Pest Control

We have a new pest control contract from 1st January 2025 with Moores Pest Control Services Ltd so if you have any issues after that date with rats, mice, squirrels or wasps please phone 07976243705 or email Moorespestcontrol@btinternet.com

Insurance

A reminder that our buildings insurance is now with NFU Mutual. Should you need to make a claim the contact details are:

Policy number: 080X8972748/N03

**Contact number: Mon-Fri 9am-8pm and Sat 9am-12.30pm
01273 492239**

Emergency claim line (24 hours): 0800 282652

Please also let Jackie know.

Next Newsletter

The next newsletter will be issued in May 2025 prior to the AGM in June. Any feedback and any items that you think appropriate to include would be welcome.



The Directors would like to wish all of you a Merry Christmas and a Happy and Peaceful New Year.