



York Close Estate Management Company Limited

December 2025 **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

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

Parking

Please remember to park considerately and watch your speed especially as you enter the Estate. Please make sure you do not park in the garage area or block access to the garages.

Maintenance

Work carried out around the estate in recent months includes repairs to windows, doors, aerial, garages, soffits, fascias and gutters.

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

Please continue to wash and squash all recyclable items and flatten boxes so that all the waste can fit in the bins as items left on the floor will not be collected and attract mice. Please do not put plastic bags in the recycling bins and remember to close the bin cupboard doors to keep the foxes out. Larger items such as furniture or appliances should not be left in the bin cupboards or around the Estate. It is the responsibility of residents to dispose of such items and these should be taken to the amenity tip. If the bins closest to your property are full, please feel free to put items in bins in one of the other bin cupboards around the Estate.

Also please remember when you park that the Refuse Collection vehicle is large and needs space for turning.

Please do not put any soil or other waste in the gardeners' bags. They are not responsible for disposing of residents' waste.

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.

Reminders

According to the lease washing must not be hung outside or placed on airers in the communal areas or on paths.

All personal items including bicycles, toys and chairs must not be left in communal areas but stored inside properties or garages overnight.

No signs should be displayed around the Estate. This includes 'for sale' signs or signs from contractors working on the Estate. Please do not discard litter including cigarette ends or allow children to throw stones onto the grass areas as this makes extra work for the gardeners.

If you are a dog owner, please ensure you clear up any dog mess and do not allow your dog in the grounds unaccompanied. Where possible take your dogs out of the Estate as areas of grass are dying due to dog urine.

Please be considerate of other residents when playing music or carrying out DIY at your property and keep the noise levels down especially at night. There are many residents who work from home and this can be difficult with a lot of noise so please think of others especially when children are playing outside in the good weather and respect the privacy of those living on the ground floor by not walking too close to their windows.

Some residents are 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.

Please ensure your maintenance charge payments are made on time including changing your standing orders when appropriate. Late payment fees for payments not received within a month of being due will be implemented in line with the lease.

Anonymous emails to the Management Company will not be responded to, if you wish to receive a reply you need to give your name and address.

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.

Next Newsletter

The next newsletter will be issued in May 2026 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.

