



# Spring Newsletter

[www.carnbee.org](http://www.carnbee.org)



Since the Carnbee Owners Association (COA) was formed in September 2009 we have progressed from strength to strength. We hope you agree the overall appearance of

the estate has improved immensely over the past 7 years. The good thing about having a committee comprising of volunteer owners is that being owners all committee members have a vested interest in the maintenance and upkeep of the estate. We also have local knowledge of owners, their issues and concerns and can react quickly.

*Your committee:*

*Organises all regular garden and tree maintenance in communal areas*

*Answers all owner correspondence within 28 days (quite often within 7 days)*

*Maintains a comprehensive website*

*Delivers twice yearly newsletters*

*Liaises with the Council regarding ad-hoc items*

*Organises the Annual General Meeting*

*Helps keep costs down by not using a Factor*

To allow current committee members to stand down and to introduce fresh ideas and enthusiasm onto the committee we would kindly ask you to consider joining the committee. New members would join us at our AGM in September 2016. If you think you can help then please contact us at [contact@carnbee.org](mailto:contact@carnbee.org)

# NOTES FROM THE TREASURER 2016



The Carnbee Estate has managed to get through another Winter without any tree damage repair costs and our finances are again healthy.

The cost of Estate Maintenance, performed by *Greenfingers*, has risen by 6% which amounts to an extra annual cost of £334. The committee are satisfied with *Greenfingers* work but thought this was an appropriate year to tender for new service providers but including *Greenfingers* and this process is on-going awaiting quotes from all those contacted. We will report back to owners on our findings at the Annual General Meeting in September.

There was a significant cost for more tree work in Area 10\* (next to Ellen's Glen Road) which used up two thirds of the £945 spent on tree work so far this year. In the past two previous years the expenditure on tree work has been about £500, although in 2013 more than half of the tree work costs of £2,090 for that year were spent on Area 10\*.

The number of owners paying their fees has remained steady with a reduction of Beazer home fee-payers from 196 last year to 195 this year. The remaining owners will be passed to our debt collector as usual.

Our annual inspection walk around the estate highlighted one or two small items needing attention but there were not as many improvements required as last year. The number of owners choosing to pay their fees online has increased again this year – by 10 to 129, with the remaining 85 owners choosing to pay by cheque/cash to SPS. In theory we could save £440 if the number of online payers rose to about 200.

\* Please see map on website for area references

Alan Graham (Treasurer)

# ARE YOU ENERGY EFFICIENT?

In the newspapers we are constantly bombarded with articles on how to save the planet by using greener energy. This generally means not using coal or nuclear energy but using wind energy. The problem with putting all our eggs in one basket, in the form of wind power is that on most days we just don't generate enough power for our needs. Our politicians realised many years ago that we need a mix of generation sources.

There is however a growing call to reduce the amount of energy we use. I think we could all agree with that because the less energy we consume as individuals the less money comes out of our budget.

## **Insulate your home**

The homes on this estate are now 20 years old and although they were built to modern standards times have moved on. The easiest way is to put more insulation in the loft spaces. Turning down the thermostat by a degree or two makes a big difference in fuel costs. Dress appropriately in the winter, even in the house.

## **Think about installing energy saving light bulbs**

In the past everyone used incandescent bulbs for lighting, they are heavy on consumption and last for about 2000 hours. LED's (light emitting diodes) use almost 90% less energy, are usually more expensive to buy, but should last up to 25 years. They could save up to £180 in energy use over a lifetime compared to a traditional bulb.

## **Change your energy supplier**

We have a certain amount of loyalty to our supplier, that loyalty is not matched by the company. At the end of the contract period they usually switch you to their most expensive tariff. It is easy to change. Ask your supplier how much energy you have used during the year and then go to a comparison website. You may be amazed by how much you can save. It's better in your pocket than theirs.



# Keep Carnbee Beautiful

There is one small way you can help contribute to the lovely appearance of our estate. This help only takes a moment when finding and recovering your recycling bin or blue box on Fridays, sometimes it feels like a competition - how far away can your bin be left from your home!

However your help is being sought to take a moment to check the pavement and road beside your home for items which may not have made it into the bin lorry. By picking these items up and putting them into your bin you will significantly help to maintain the great look of our estate. This is especially the case after the Green recycling bins have been emptied or after high winds.

Thanks in anticipation!

## Committee and Contact Details

### Who are the Committee Members ?

John Pendlebury (Chair)  
John Shepherd (Vice Chair)  
Alan Graham (Treasurer)  
Cath Crosbie (Secretary)

Eleanor Grieve (Ordinary member)  
Elaine Reid (Ordinary member)  
John Whitcelo (Ordinary member)

### Where can I find the most up-to-date information relating to the COA ?

You can find us on the web at [www.carnbee.org](http://www.carnbee.org)

### How do I contact the COA ?



Email is our preferred method of contact  
[contact@carnbee.org](mailto:contact@carnbee.org)



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