

# HRA-Duxford News

Dear Residents

Newsletter No. 11

March 2010

The last few months have seen some impressive improvements to the look of the estate, with new roads, car parking, storm drains and soakaways. Hopefully, potholes and flooded roads will be a thing of the past.

The main contract with Spadeoak has been completed, with the exception of the re-seeding of grass areas that were dug up during the works. When the work was completed in November, a mixture of grass seed and top soil was applied but it appears that it was too late in the year for the seed to grow, hence the need for re-seeding in the spring.

You may have noticed that many of the areas requiring re-seeding have been fenced off with orange fencing. This was considered necessary as in some areas several residents and visitors were driving their vehicles over the freshly seeded and raked soil and causing considerable damage, turning the areas into mud quagmires. As this fencing was outside the scope of the Spadeoak contract, it has had to be funded directly from HRA funds – money that could have been spent on other improvements, but a small cost to pay to make it easier and cheaper to restore the areas in the spring.

We have been advised that the tarmac is likely to develop some cracks and that this is normal. We believe this is most likely to occur at the road edges. These and any other defect that comes to light in the first year will be repaired by Spadeoak under warranty.

If you see anything that looks like a problem, please contact an HRA Director as soon as possible.

All future maintenance of the roads out of warranty is the Estates responsibility, and the shareholders will be required to bear the cost. It is therefore in our interest to ensure that the roads remain in good condition.

For the inquisitive, the overall cost of this project can be found in the minutes of the Thriplow Parish Council meetings. It is the equivalent of approximately 35 years of HRA membership fees per shareholder at the current rate, so PLEASE LOOK AFTER THE ROADS we need to get them to last another 60 years before any more major work.

Both the HRA Board of Directors and Thriplow Parish Council would like to thank everyone for their co-operation and patience during the work. We think the contractors were excellent in dealing with potential problems, keeping to budget and the proposed time plan.

On behalf of the residents and shareholders, the HRA Board of Directors have formally thanked Thriplow Parish Council, and in particular Cllr Kevin Clarke, for their efforts in ensuring that this work was done. It would have been much more difficult to get the work completed without their efforts.

Keep up to date with what is going on at [WWW.HRA-DUXFORD.CO.UK](http://WWW.HRA-DUXFORD.CO.UK)

HRA-Duxford News is published by Heathfields Residents Association Ltd for the residents of the HRA Estate.

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In the last few weeks the row of Laylandii type trees that separated the HRA estate from the Hurdles Way estate have been felled. Many of these trees were in an unhealthy state and could have fallen in the wind. After seeking professional advice we were advised to have them removed. We are now awaiting the removal of the stumps, and when this has been completed we will be selecting some fencing to mark the boundary and provide a clear foot path for people walking between the two estates.

We are looking for more ideas to improve the look of the estate, and are open to all suggestions. If affordable we will try and implement the improvements in the next few months.

Some of the suggestions received so far:

- Planting Daffodil bulbs in the grass areas to match Thriplow village
- Low level fencing to enclose the grass areas to stop them being damaged by cars driving across them
- A new sign at the entrance to the estate
- A fence or hedge to further close off the "old" entrance to the estate

If you have any further ideas please contact and discuss them with any of the Directors, or if you are a shareholder, raise it at the HRA AGM that will be held towards the end of April – shareholders will be receiving official notification in the next few weeks.

We have received a number of complaints about inconsiderate parking and speeding on the estate.

A reminder to all that the speed limit on the estate is 15mph

The limit of 15mph is set as the roads are narrow; there are often children playing; and there are often people walking along the roads as we do not have pavements along all the roads on the estate. Sticking to the speed limit will only add a few seconds to your journey and will make the estate a safer place to live.

Even though the HRA Estate is a private estate, the Road Traffic Act is fully enforceable as it falls under the definition of "or other public place" in the Road Traffic Act. This also means that you require an MOT, Insurance and a valid driving licence to drive a vehicle on the estate. The one thing you do not require on the estate is a tax disc, as this falls under a Customs and Excise law that does not apply to private roads – but if you drive off the estate you do!

On the subject of parking, we would like to remind you that the deeds for your house contain a clause that prohibits parking on the roads around the estate. All houses on Kingsway have their own parking places, and there is sufficient parking around Whitehall Gardens, Woburn Place and Queens Row for residents and visitors if they are stopping for more than a few minutes.

Finally, there appears to have been a number of recent attempts at "distraction burglary" and rear garden "break-in's" on the estate. You may want to increase your vigilance, and be prepared to call the Police on 999 if you spot something untoward going on. Also, please feel free to inform any of the HRA Directors so that we can monitor the situation and keep everyone informed.

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