

# THE HOLLY LODGE ESTATE

FROM THE COMMITTEE REPRESENTING ALL PLOT OWNERS & INFORMING ALL RESIDENTS

## NEWSLETTER OCTOBER 2021

### **PLOT OWNERS' HALF YEARLY GENERAL MEETING**

The 2021 Half Yearly General Meeting for Plot Owners is scheduled to be held on Wednesday 10th November at 8pm via Zoom. Login details will be forwarded nearer the time.

Approving the budget etc will be done electronically – details will follow.

Please send any motions to be considered at the GM to [committee@hle.org.uk](mailto:committee@hle.org.uk) by 13<sup>th</sup> October latest.

### **A FEW WORDS FROM THE CHAIR...**

I'd like to borrow a few minutes of your time to clarify the parking regulations for the Holly Lodge Estate:

#### PARKING

I believe that the system we use on the HLE is one of the easiest and most user-friendly of any private estate in North London.

- It allows residents to park anywhere (although we advocate parking near your home so as not to take up someone else's space close to where they live.)
- Your visitors can park for free (unlike anywhere else in Camden) and there is no limit on how many!
- There is a special three-hour zone to enable you to park near the shops and restaurants (including your guests.)

However, because it is so easy to use, it is also easy to abuse. So we do request your assistance to administer the system.

Requirements (we only ask for two things).

For residents:

- Have a valid parking permit
- Display it visibly in your windscreen

For visitors:

- Use a note indicating 3 things; the complete address being visited, the date(s) of the visit (not to exceed two weeks) and a phone number where the owner can be contacted. (This is not used by MET to check on the visitors or to contact the owner for any reason, but for our staff to be able to reach them should their cars need to be moved to facilitate Estate work.)
- Display it visibly in the windscreen.

These requirements are posted on signage throughout the estate and on our website under Parking Regulations.

## The current parking regulations

Two years ago, we added the date requirement in the summer 2019 and notified the residents in the August 2019 Newsletter. We also provided a grace period and warnings for the following few weeks by placing a note under the wipers of any vehicle we found that had an incomplete note before MET Parking Services started ticketing.

Adding a date was deemed necessary because the word was out that anyone could drive onto the estate, park the car and leave a fictitious note that would be viewed as legitimate by MET and no ticket issued. Some were parking and leaving their vehicles for extended periods while they were away on holiday or simply not living on the estate but using a "visitor's note" with false information.

## Issuing and Cancelling Tickets

Today we still face the problem of abuse, but to a lesser extent. The most recent example being five vehicles in one week with notes in the windscreen indicating "Permit Applied for," when no such applications had been made. None of the five belonged to residents! Consequently, we asked MET to step up their vigilance in carefully checking and verifying each and every note. The parking attendants have been instructed to issue a PCN (parking charge notice) if the vehicle does not comply with our regulations. They do not know if the vehicle belongs to a resident (without a permit displayed), legitimate visitor or abuser. They will issue a ticket only if the vehicle is in violation, regardless of who owns it. In the past, we have been lenient in cancelling PCNs for residents for minor oversights resulting in a ticket.

## So, what's changed ?

First, since the pandemic, MET now charges the HLE £30 administration fee to cancel a ticket. We must pass cost this along to the resident if a PCN is cancelled. Second, the number of requests has skyrocketed since the MET PAs have been more attentive, placing an undue burden on the Estate Manager.

We will always cancel a PCN if it has been issued erroneously at no charge to the individual. We will also review situations involving extenuating circumstances, such as when a carer or doctor visits a resident in an emergency and there's no time to write a note or a ticket is issued to a new resident who may be unfamiliar with the regulations. To be fair and not penalise our residents or their visitors unduly, we will review each instance when a resident or guest has made an understandable mistake and cancel the ticket under these circumstances.

Please note: *The £30 cancellation fee MET charges the estate will be passed along.*

May I suggest the following for your visitors?

1. Pre-print a note stating your address and phone number (remember this is not used by MET and only by the HLE staff to contact the owner if the vehicle needs to be moved). Leave a blank for the date.
2. Print one of the above and laminate it. Use a white board erasable marker to add the date or stick a Post-it note with the new date each time. This can then be used over and over again.
3. Stick a note on the back of your door to remind you to ask your visitors if they have put a note with all the necessary information in their windscreen.

We believe that it is not an imposition to ask residents to comply with the regulations and ensure that their visitors are aware of the note requirements. I feel that this is a small ask to keep our parking system simple and welcoming. For this we appreciate your support and understanding.

## **HALLOWEEN SUNDAY 31<sup>ST</sup> OCTOBER**

Residents are starting to plan their Halloween parties and have been asking us whether we will be closing the Estate on the Saturday or the Sunday this year.

The lower gates and the barriers will be closed on Sunday 31st October from 5pm in order to control traffic and to keep the Estate safe for our children when Trick or Treating, plus to maintain our 'Private Estate' status.

Trick or treating between 5.00pm and 7.30pm only please. If a porch light is off please respect this and do not ring the bell or perform a trick.

## **OVERHANGING PLANTS IN YOUR GARDEN**

Your gardens are all looking so lush and verdant at the moment and it is a pleasure to come to work each day and see the lovely displays. However there are a few front gardens that are in danger of becoming a bit too verdant and are hanging over the footpaths. We are particularly concerned where there are sharp twiggy branches at eye level. Please would you to check your boundary plants. As a guide, please ensure that bushy plants do not restrict the path in such a way that two people side by side cannot pass unimpeded

## **THE NEIGHBOURLY SUPPORT WHATSAPP GROUP**

The WA group has been such a wonderful support during some horrid months but it seems at times now to be getting away from its purpose of spreading useful info about the Estate, sometimes quite rudely or insensitively. Please feel free to share news and items of interest but do show some restraint and respect!

## **FIREWORKS**

We do not want to curb what little enjoyment we are able to generate at the moment, but if you are intending to let off fireworks from your garden please could you let your neighbours know, and if you are on the WhatsApp group post a notice there too so the wider Estate are aware and can keep pets indoors.

## **HOLLY LODGE ESTATE RESIDENTS TEAM UP TO OFFER COVID-19 SUPPORT**

We Make Camden did an article on our wonderful Estate and how everyone pulled together during the worst of times. See the article here

<https://www.wemakecamden.org.uk/2021/08/18/holly-lodge-estate-residents-team-up-to-offer-covid-19-support/>

## **BIKES**

May we remind you please when you have finished with your hire bikes to park on the verge or on the road, but not on the paths where they impede pedestrians, especially those in wheelchairs or with buggies.

Also, please note that we do not allow bikes to be chained to the street furniture. Repairing the wear and tear on the lamp posts and railings is taking it's toll on our staff and their busy work schedule.

Be sure to use the SUGGESTION BOX for your comments: [suggestionbox@hle.org.uk](mailto:suggestionbox@hle.org.uk)



## Holly Lodge Community Centre



30 Makepeace Avenue, Highgate N6 6HL Tel. 020 8342 9324

[hollylodgelondon@hotmail.com](mailto:hollylodgelondon@hotmail.com)

website; [www.hollylodgecc.co.uk](http://www.hollylodgecc.co.uk)

Registered charity number 293003

Community Centre Manager – Leonard Lauk - [hollylodge.manager@gmail.com](mailto:hollylodge.manager@gmail.com)

### THE TABLE TOP SALE IS BACK!

Holly Lodge Community Centre is going to have a Table Top Sale on Saturday October 16<sup>th</sup> from 12pm – 3pm at the Community Centre. There will be lots of hand made and pre loved items, and we hope also to be offering cakes and home made jam and jellies for sale.

We have commissioned a beautiful calendar with photos by photographer Michael Farnworth of Holly Lodge and Hampstead Heath which should also be ready for sale then, just in time for Christmas.

We will be pleased to accept donations of any good quality unwanted items that we can sell – these can be brought to the Centre to give to Len, our manager at these times: Monday - Thursday 12pm – 4pm.

We can also offer a limited number of tables to hire for £10 – please ask Len about this if interested.

If donating clothing, please ensure it is in good condition, washed and on a hanger, or if baby clothes, again, washed and in a clear plastic bag. We need to ensure that these items are handled as little as possible. Any other clothing cannot be accepted.

PLEASE – do not leave items outside the centre.

We hope to see you at the sale – please wear a mask for your own safety and that of others. Hand sanitiser will be at the door.

### FREE MATHS TUITION

Lucy is an A-Level Maths and Further Maths student doing the Duke of Edinburgh Award. She is offering free maths tuition to younger children in the Holly Lodge Community Centre, 30 Makepeace Avenue, on Sundays from 11-12pm.

If you are interested, please contact her at [lucy.s.selfe@gmail.com](mailto:lucy.s.selfe@gmail.com).

Improve your Maths and help Lucy get her D of E Award!

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