

## HOLLY LODGE ESTATE

### CHAIR'S STATEMENT HALF-YEARLY GENERAL MEETING 20th NOVEMBER 2025

#### Operations

This summer has required much more watering than usual due to the lack of rain. The team have been busy keeping the estate looking cared for and ensuring as many plants and trees survived.

#### Yards, Grounds & Gardens.

The adoption of No-Mow-May continues and the following policy will be retained. Some of the wilded areas were more successful than others and the team is reviewing this for next year.

- a) Maintain the permanent wilded areas at the end of each avenue & parts of the parks as defined last year. Also let the wilded areas extend to the edges of the roads and paths. These areas will be attended to with care to ensure they maintain the general look of the estate.
- b) Implement No-Mow-May on the southern verges of the avenues only, these are generally less steep and thus easier to trim in June.

#### Parking Contractor

Our new contractor Capital Car Park Controls (CCPC) has been working on the estate since 01-Nov 23. Joynal has, fortunately for us, decided to return and is working on a rolling monthly contract while he investigates further avenues. For the upper part of Hillway from Oakeshott Avenue and all of Holly Lodge Gardens ANPR is in use. This seems to have had a good effect on the number of incidents in an around the top park. We are investigating using ANPR on the area by the Tesco beds to allow our residents the use of that short term parking.

#### Motions

We have received a request from a resident that crossover parking should, as in the rules and regulations, be only for a short time and certainly not for over 24 hours. The request is that this should be enforced.

#### Staff & Officers

Our thanks go to Gerry, Dean, Sean & Nicola, all of whom have worked hard over this year to enable all of us to benefit from our estate, and to our manager, Antonia, and to our bookkeeper, Debbie.

Finally, but not least, my thanks to my fellow committee members whom together with the team help create the estate we all enjoy today.

Pippa Rothenberg

Chair

Holly Lodge Estate Committee