

BAYVIEW CARAVAN OWNERS' ASSOCIATION
P.O. Box 5534, Swanage, BH19 2ZN
Email: bayviewcaravanownersassociation@yahoo.co.uk
Website: www.bayviewowners.co.uk

Newsletter 68 October 2015

Welcome

A big welcome to our October newsletter, especially to new members who have joined the Association over the last few weeks. We continue to maintain over 51% of the owners at SBV as members.

If you see any new neighbours moving on to the site please introduce them to the Association. If they drop us an email at bayviewcaravanownersassociation@yahoo.co.uk we can arrange for one of the committee to get in contact with them to get them joined up.

2015 Subscriptions

If you have still not paid your subs for 2015 then they can be paid at our next meeting on 10th October

Next Association meeting

2015 AGM - Saturday 10th October at 5pm to 7pm (to include refreshments) at Emmanuel Baptist Church, Victoria Avenue, Swanage. An agenda for this meeting is attached to this email*.

Reports for the meeting have been placed on the Association website*. Please could you look through them prior to the meeting as copies will not be available. After the formal meeting, which begins at 5pm, there will be an opportunity to talk to other owners and the committee over refreshments. We aim to finish both sessions by 7pm.

**link for Agenda and Reports on the website is:*

<http://bayviewowners.co.uk/wp/wp-content/uploads/2012/09/AgendaOct2015.pdf>

Future meeting dates

2016 General Meeting – Saturday 19 March – 5pm (confirmed)

2016 AGM – Saturday 24 September – 5pm (confirmed)

2017 General meeting – Saturday – 18 March - 5pm (provisional)

Rates Refund

All owners should by now have received a letter from Claire Dyer, Head of Finance, Darwin Group outlining the Non Domestic Rate Refund that is due to them (see newsletter 67). A refund is due for each year from 2010 depending on the number of years you have been on the site. The letter outlines the refund due, for each year, as follows

2010/2011 - £4.95

2011/2012 - £9.37

2012/2013 - £9.91

2013/2014 - £10.19

2014/2015 - £10.43

2015/2016 - £10.67

If you have any questions about the refund then please contact Claire Dyer. Her telephone number is 01745 858001 or email clare.dyer@darwinresorts.co.uk

2016 subscriptions

Over the last 12 months our membership has increased significantly, which means we can keep our subs low. This is good news, however it has meant a great deal of work for the committee in visiting caravans to collect subs and sign up new members. It is also a chore for members to remember to pay such a small sum. In addition postage cost have been increasing.

For next year the committee are proposing a 3 year subscription payment that will cover the period April 2016 to March 2019. The payment for this 3 years period will be £10. If an owner leaves the park, any unused part of the subscription will be transferred to the new owner. This will have the advantage of only having to pay

and collect subs every three years. It will also mean that most new owners coming to the park will be covered for membership from day one (a period when they are most likely to need support). We shall raise this as an agenda item at our meeting on the 10th October.

Currently most of your subscriptions are used to cover the rental of the church for our meetings, refreshments, maintenance of the website, postage, promotion material, new owner packs and other sundries. All work done by the committee is on a voluntary basis. Due to the large membership I think you will agree that our subs offer good value for money.

Site Licence

Over the last couple of months the Association has received an unusually high number of concerns from members where it appears the park has taken/is proposing action that contravenes the terms of their licence. **We cannot stress strongly enough how important it is that all owners have a signed and dated copy of their licence and are fully aware of its contents.** As there are several types of licence (at least 3) being used at the park please consult your own licence before contacting the Association as we have no knowledge of who has which licence. It has been brought to our attention that it appears that the park is no longer using the licence agreed with the Association and NACO in 2013.

Barriers

We understand that the park is still investigating the introduction of Automatic Number Plate Recognition System for the barrier system. For many weeks at the beginning of the season the barriers remained up due to a fault in the system. This has now been repaired and the barriers are operational again which continues to cause great inconvenience to owners, especially those with disabilities.

Grass cutting

Despite the appointment of a new member of the grounds staff, and an initial improvement at the start of the season, we continue to hear complaints about the quality of grounds maintenance and green waste collection at the park this year.

Please email the park manager, Anne Foulkes (anne.foulkes@swanagebayview.co.uk) with any concerns you may have.

Refuse collection and recycling

The park has not introduced the recycling area we previously understood would happen on the road up from reception. Instead they have placed 4 waste bins in this area. We feel this is totally unacceptable for the caravan owners in this area, especially as some parts of the park have no waste bins and have to take their waste to this collection point. This means that owners in this area not only have to put up with the smell, flies, vermin etc associated with the 4 bins in summer, but also have cars pulling up day and night to drop off waste.

Could we please stress to members that the Association had no part in planning or implementing these changes. The park currently does not recognise the Association, does not ask for our opinions and does not report to us regarding proposed changes at the park. We can only pass on to you information that individual owners have kindly passed to us.

If you have concerns about any issues connected with waste management at the park then please pass these to the park manager, Anne Foulkes (anne.foulkes@swanagebayview.co.uk)

Commission/administration fee on selling a caravan

Over the summer we have come to hear about several serious concerns regarding the parks involvement in private caravan sales. This has resulted in some caravan sales being cancelled losing owners many tens of thousands of pounds. The situation has got so serious that a meeting was arranged by Oliver Miles (estate agent in the town) with Darwin. This meeting was also

attended by Richard Herringshaw from Dorset Trading Standards. It had been hoped that a report, which has already been agreed by Oliver Miles and Dorset trading Standards, of this meeting would be available for Association members however Darwin have refused to allow the report to be released to the Association. More on this at the meeting.

Restaurant/Bar

We understand that the owners' special Sunday lunch offer has now been discontinued. However owners can still use their 10% discount card in the restaurant. We would be interested to hear whether owners feel that the restaurant/bar is meeting their needs and how frequently they use these facilities.

Entertainment

It appears that the entertainment programme currently offered by the park does not meet the needs of many owners. It is reported that fewer owners are visiting the Vista centre than in the past. It is in the interests of everyone to have a flourishing programme of events that owners are willing to support. We have offered to work with the park in developing a programme based on what owners are interested in attending. However, to date, this offer has not been taken up by the park.

Gym

The new gym is now open with a good selection of equipment. The gym is not staffed (possible health and safety concern?) and owners will need to attend an induction session (£15) and purchase a swipe entry card (£5). From then on entry is free. We understand that classes are chargeable.

Draindown/Gas servicing/safety checks

We remind owners that it is strongly recommended to drain down your caravan over the winter period and to have your gas appliances serviced on an annual basis. We have had several enquiries asking for recommendations for a company that can do this. There are several companies that do this locally but we can recommend Purbeck Heating and Electrical who have proved to be very reliable, take advance bookings and offer good value for

money. They can be contacted on 01929 480830 or 07740 076763

Christmas social event

Committee members are currently planning an Owners Association Christmas social event on Saturday 5th December from 4 to 6pm. This is the weekend of the Swanage Christmas Street Market and Fair, which is an excellent opportunity to stock up on festive gifts and food while at the same time supporting local traders. At the AGM meeting we will ask how many members would be able to make this date. If you are not coming to the AGM meeting on the 10th October please reply to the association email address if you are able to attend the Christmas function.

Committee members

Richard Swan – (189) – Chair (Poppy section rep) □
Rosemary Burbridge – (311) – Vice Chair (Bluebell section rep) □
Marjorie Edwards – (66) – Secretary/Membership (Sunflower section rep) □
Lisa Murray – (274) – Treasurer (Sweetpea section rep) □
Richard Edwards – (66) – (Sunflower section rep) □
Jean Adams – (306) – (Bluebell section rep) □
Val Moore – (16) – (Tulip section rep) □
Leslie and Linda Burgess – (226A) – (covering Buttercup section rep) □
Michael Hardiman – (62) – (Sunflower section rep) □
Val and Roy Gill – (244) – (Honeysuckle section rep) □
John Hawkins – (52A) – (Buttercup section rep) □
Frank Carter – (84) – (Daisy section rep) □
Rhoda and Damian Goodwin – (19)-(covering Rose section rep)