

BAYVIEW CARAVAN OWNERS' ASSOCIATION
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Newsletter 79 December 2016

Next Association meeting

2017 General meeting – Saturday 8th April - 5pm (confirmed) at Emmanuel Baptist church

Committee news

An up to date list of committee members appears at the end of this newsletter.

Future meeting dates

2017 General meeting – Saturday 8th April - 5pm (confirmed)
2017 AGM – Saturday 30th September (confirmed)

Christmas social

The 2nd SBVCOA Christmas Social will take place on Saturday 3rd December from 6.30pm to 8.30pm (please note the time of the social which is different to that previously advertised in the AGM minutes and previous newsletters)

in the reception area of Emmanuel Baptist church. As last year there will be drinks, Christmas savoury and sweet goodies to eat, Christmas music, a quiz and raffle. It is a great opportunity to meet fellow caravan owners. **Please note that due to catering planning we have now closed the list for applications to this event.** Owners who have already booked places should have received a confirmation email.

Hedge cutting in Bluebell section

We have recently been in discussion with the Darwin regarding the hedge in Bluebell section. Over the last 5 years the hedge in this section has not been cut with the result that many of the caravans have lost their views. The cutting of the hedge is the joint responsibility of the council and Darwin (either side of a fence). It appears that due to budget cuts the council has not been cutting its side of the hedge, nor has Darwin. The council have now given permission for Darwin to cut the whole hedge, however the

estimated cost is now several thousand pounds as a specialist firm is now needed due to the height of the vegetation. Darwin are considering the inclusion of this in next years park budget. If you are in Bluebell section and wish to have the hedge cut could you please send an email to the park manager, Anne Foulkes (anne.foulkes@swanagebayview.co.uk) with a copy to the Association, requesting that the hedge be cut. This will enable the park to measure how many owners in Bluebell section back this item being included in the park budget for 2017.

Reducing limescale

Following a discussion at our last meeting about the build up of limescale in boilers/showers etc. in caravan one owner has sent in this information

Last year I fitted the following device from Screwfix, which is a polyphosphate dosing device. It is small, easy to fit and a lot cheaper than the larger Combimate . I no longer find crystals of lime in the taps or shower.

It took less than half an hour to fit. Follow the instructions and most people should be able to change the cartridge themselves.

BWT Polyphosphate Combi Care Scale Inhibitor 15mm Part number (68371) £ 41.40 includes the first cartridge

[BWT Scale Inhibitor Replacement Cartridge Part number \(37876\) £ 24.24](#)

Mobile home wanted to purchase

We are interested in buying a van on the Swanage Bay View site with good sea views. Please contact Andrew on 07775 871494.

Committee news

We are very sorry to report that Frank Carter, previously a member of the SBVCOA committee sadly passed away in October. Our thoughts are with his family and friends.

Late payment of Site Fees

The Association has received an email from an owner about the consequences of paying Site Fees late. We reproduce part of the email here, with that owners' permission, as a warning to others

Just to let you know that we are leaving the site. Just to warn other people not to pay fees late. We have owned our caravan for 10 yrs, we spend our summer months in UK and winters in Spain. We had a bad few months from July when we were back in UK. Our friend had been ill

so we were taking her 86 yr old husband back & forth to hospital. Unfortunately she died in October. My husbands memory is not that good so slipped our minds that we were supposed to pay the fees to caravan site. When we got back to Spain we had a letter from swanage bay view to say fees were overdue but not a final reminder as such. We duly paid by bank transfer. They rang us up to say payment was too late and they sent it back. We pleaded with them as all our possessions are in caravan, but they said they had been in touch, we had no communication from them by phone or letter. Now our license has been taken and we are not allowed to stay at site. Again trying to plead with them. We were willing to pay, but now have until Jan to clear caravan. As we came to Spain for the winter because of our health we now have to go back in the cold to empty it out. My husband has nearly had a breakdown because of this neither of us can sleep as it is on our minds all the time. They have no sympathy at all. If we leave the caravan there we will get charged storage £500 a month. Anyway thought you might like to know the way we were treated.

The Association has put the owners in touch with several organisations who may be able to help, however it does serve as a reminder to us all that bills must be paid on time. If they are not paid promptly then this may put you in breach of your licence agreement and Darwin can take action as outlined in your licence. In this case Darwin have given the owners 4 months to move their van off the site before charging storage fees. In order to prevent this happening to Association owners we suggest that

- Owners have arrangements in place to check their post for bills from SBV if they are going away/abroad for long periods of time.
- Owners ask the finance department to email bills to them if they are going to be away from home
- If you use internet banking the payments for site fees can be set up in advance to be paid on the due date
- Jot down in your diary when major bills from the park are due e.g. Site Fees, Rates
- Ensure that you are aware of the terms in your licence with regard to the late payment of bills

Site Fees 2017

The letter from Darwin regarding the 2017 Site Fee and any association request for a Capital Expenditure payment should be with you by 1st December 2016 at the latest. It is very important that you read this letter carefully in conjunction with your site licence to ensure that any capital Expenditure payment has been

applied in line with the terms of your licence (please note that we understand that different licences have different terms for Capital Expenditure payments).

Please note that the CPI (Consumer Price Index) figure for October 2016 was 0.9% which is the maximum figure by which the site fee for 2017, **for those on a licence with a CPI statement (e.g. NACO/Darwin 2013 licence)**, cannot rise above. We estimate the rise in the Site Fee for 2017 for owners on these licences to be no more than about £26. Note that any Capital Expenditure request is in addition to the Site Fee.

Can we remind owners that Site Fees, either the full amount or the first installment, must be paid by 1st March 2017 (please see other item in this newsletter about late payment of fees).

We also understand that electricity bills will be sent out with the 2017 Site Fee letter.

2016/2019 Owners' Association Subscriptions

Subscriptions for 2016/2019 are now overdue. As agreed at our 2015 AGM subscriptions will be £10 per pitch to cover the period March 2016 to March 2019. There are several ways you can pay your £10 subscription, as detailed below, if you have not done so already

- cheque or cash payment to Marjorie Edwards at caravan number 66 (your caravan number on back of the cheque)
- Bank Transfer to Lloyds Bank. Payable to sort code 30-99-12, account number 01819778, please put your caravan number in the "reference" space
- cheque posted to - PO Box 5534, □Swanage, □Dorset, □BH19 2ZN - please put your caravan number on the back of the cheque

All cheques payable to "Bay View Caravan Owners' Association

Committee members

Richard Swan – (189) – Chair	(Poppy rep) □
Rosemary Burbridge – (311) – Vice Chair	(Bluebell rep) □
Marjorie/Richard Edwards – (66) – Secretary	(Sunflower rep) □
Rhoda/Damian Goodwin – Treasurer (19)	(Tulip rep)
Michael Hardiman – (62)	(Sunflower rep) □

Val and Roy Gill – (244)
Ian and Phillipa Hills (90e)
Trevor Bradbury (245)
Harry Horton (210)
Derek Keller (70)

(Honeysuckle rep) □
(Daisy rep)
(Sweetpea rep)
(Buttercup rep)
(Rose rep)