

BAY VIEW CARAVAN OWNERS' ASSOCIATION

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NEWSLETTER No 63, 10th December 2014

Dear Members

NACO

The establishment of closer ties between NACO (The National Association of Caravan Owners) and the OA is being considered.

NACO are to attend the next General Meeting – see below

Next General Meeting

This has been booked for Saturday 28th March 2015 in the Emanuel Baptist Church in Victoria Road Swanage.

We are very pleased to say that NACO will attend this meeting and will be speaking to the membership. They will cover topics such as how they have been able to help members, what they are doing with MPs to promote the development of protection for holiday home owners, and how they are working with other organisations such as Trading Standards.

There will also be refreshments so that members can meet together and also with the NACO representative.

SMART Meters

These have shown themselves in at least two cases to not being infallible. It is still suggested that owners keep a record of meter readings and check their bills to ensure that they are not overcharged.

Correspondence with Anne Foulkes

The Chairman wrote to Anne on 2nd October as both Chairman and as an individual owner of a holiday home at SBV. This was to cover a number of things raised by owners at the AGM in October. A chaser was sent on 27th November. Extract of email –

Barriers

The unanimous view of the owners including numerous emails which had been sent by owners unable to attend the AGM, was that the barriers are not wanted. It was felt that the proposed barriers would not achieve the benefits listed in your letter to owners and would be instead more of a hindrance and nuisance to owners and visitors. In addition it was felt that the barriers were likely to result in an increased risk that emergency situations would be hindered and lives could be put at risk.

Security lighting

It was the unanimous view of the owners that the upgrading of security lighting and the provision of lighting by the industrial ramps (so effective in reducing speed), would be a better use of funds and would be more likely to increase security.

Ground conditions

It was felt that 2014 has not been a good year for maintaining the grounds at SBV. The grass cutting and general cutting back of shrubbery was not what it should be.

There are still instances of Japanese Knot Weed which should be treated as a matter of urgency.

Refuse

The summer period has brought some challenges in this area with overflowing bins and the resulting mess and health hazards. The owners felt that during the six to eight week school holiday period, there should be either more bins available or an increase in the emptying schedule. It was noted that the bins would not be emptied unless over 3/4 full and this has certainly exacerbated the situation.

Recycling

Many owners are keen to see some recycling facilities at SBV. Some already out-sort and take their recycling across town to the Council facility. It was felt that having some on-site facility would help the environment and would also reduce the amount of general refuse. Could you investigate what can be provided and perhaps in the mean time allow owners to use the recycling facility which is probably already available for the bar and restaurant?

I am sure that you will all want to see the reply which I received on 5th December and so it is shown below:-

“Thank you for your email, most these questions will be answered in our spring newsletter, which all owners receive.”

‘Winterisation’ and Water Hardness

With Winter upon us it is time to consider the annual safety measures needed to protect our holiday homes. The latest bulletin from the management at SBV has given the costs of work which they can provide to ensure no burst pipes, or worse. Of course some of these jobs can be done on a DIY basis or by employing a local contractor. Details of a local installer used by at least one owner on SBV can also be supplied.

Ever since we bought our caravan in 2004 in SBV we have noticed the hardness of the water. Your kettle is no doubt rapidly furring-up just like ours did. Initially we tried using wire meshes that you can buy and place in the kettle to collect the lime scale, but this was no solution.

Within the first year we had a lime scale filter installed outside just before the water enters the holiday home. This looks just like a car oil filter attached to the pipe. Suddenly the furring stopped. Having forgotten about the problem, we also forgot to change the filter at the intervals recommended. The results showed themselves in 2012. The water flow reduced and we had to run around in the shower in order to get wet! Rescue came in the form of Andy. He arranged for the replacement of our filter and for our whole system to be flushed through to remove lime scale within pipes and combi-boiler. Now we are pinned to the shower wall by the power of the rejuvenated shower! An added bonus is that the taps turn off without dripping continually as the gritty lime scale no longer clogs the washers.

If you have noticed the same problems, may we suggest a word with Andy to arrange similar work? Restoring our water system to "as new" status has improved our enjoyment of our beautiful holiday home and must also be having a beneficial effect on the future maintenance and performance of the combi-boiler.

The following link may be helpful, although you may also have a better suggestion or be able to find the same or similar products cheaper –
<http://purewaterworks.co.uk/Limescale-Removers>

Local Traders

Many owners have successfully employed local traders to do various jobs for them like plumbing, electrical, decking etc. It would be useful to be able to list a few of these on the website so that new owners are aware of who has performed good work for other owners. If you have any suggestions (or even who to avoid!) please email bayviewcaravanownersassociation@yahoo.co.uk

Gym

We have no further information about the replacement of Jim's Gym. There was also no update in the latest bulletin from the SBV management. A gym, free for owners to use, is of course one of the facilities which we pay for in our annual fees and so we are expecting a seamless transition from the current gym to the new.

Annual Fees

With the October 2014 CPI running at 1.3% we should see only a 1.3% increase in our fees for 2015. Given the difficulty experienced by some for late payment of fees instalments, we do recommend that all owners are prompt with their 2015 payments by 1st March and 1st September. Official notification from SBV was due by 1st December in accordance with our licence, in order to give owners the 3 months notice; SBV have failed to meet this date.

Owners' Association Fees 2015

With our finances being well placed, a token fee for 2015 of £2 has been suggested. The fee can be paid at the next General Meeting 28th March 2015, or it can be given to Marjorie our Membership Secretary in caravan #66. Renewal forms (there's a printable form on this link – just mark it Renewal <http://bayviewowners.co.uk/wp/index.php/about/membership-renewal-2013>) and cheques can alternatively be sent to PO Box 5534, Swanage, BH19 2ZN. Cheques should be made payable to BAYVIEW CARAVAN OWNERS ASSOCIATION.

Best Wishes for the Christmas celebration. We look forward to seeing you at the next General Meeting on 28th March.

The Committee