

## **Burntbroom Residents' Association Chair's Report 2023/2024**

On behalf of the residents, I wish to thank all the Committee members for their continued involvement over the past year. A special thanks goes to those who have carried out the major tasks involved in maintaining the Association, namely Steven Morrison for his continued liaison with the gardener and facilitation the latest round of tree management activities, Anne Mullen as treasurer; Cat Barr as Secretary, and of course her regular updates on Facebook and finally Julie Morrison, who's been checking and approving our regular invoice payments – thank you.

### **2023/2024 in Summary**

1. The appointment of Rutherglen Landscapes Ltd in the 2022/2023 season, has proven to have been a successful appointment with what I think all will agree, a considerable improvement in the maintenance of the green areas of the estate.
2. Following a review of available funds by the committee in February this year (2024), a further schedule of tree maintenance was agreed and completed in March. It is the committee's intent to review available funds in Q12025 with a view to schedule the next phase of the tree maintenance activity required.
3. All fees for period 2023/2024 were collected, however this was not the case until the last quarter of 2023 and following a number of late payment reminders issued by the committee. This is a similar trend to previous years and for this reason, the committee agreed that an additional 'incentive' for paying on time was necessary. To that end, we have introduced a 'late payment fee' for 2024/2025, which will be applied each time a late payment reminder is issued to a resident. Residents were advised of this in the annual newsletter and invoice issued in March. At the time of writing, 89% of residents have transacted payments for 2024/2025. Thank you to all residents who have paid on-time. We will continue to pursue those outstanding. Residents should be aware that in cases of persistent non-payment, the committee will not hesitate to pursue payment through the small claims court.

The major item of expenditure for the Association continues to be the gardener's fees for maintenance of the common green areas of the estate. Over the last 3 years, we have been in the fortunate position where fees could be maintained at previous levels, this was due to the float accrued in earlier years, We provided advance notice in last years newsletter, that fees would need to increase from 2024/2025 onwards. The committee concluded a review in February of our annual commitments (the gardener), along with the continuation of the phased tree maintenance plan which we commenced in 2022, and whilst gardener fees for the forthcoming year have been maintained at last years level, the committee are agreed that this increase is necessary. To which end, annual fees for 2024/2025 have been set at £120. This increase will cover both the cost of maintaining the green areas (gardener and tree maintenance plan) and re-build reserves necessary for the proactive management of the estate

The Green Fees are in lieu of a factoring service provision on the estate. The Association, supported by the good work of the volunteers on the committee continues to be the most 'cost effective' method of maintaining the green areas of the estate, with neighboring estates paying annual management fees in excess of our green fees and variable extra costs each month as additional work is completed.

Finally, this will be my last chairpersons report. I provided advance notice earlier this year to the committee of my intent to step down from this role at the next AGM. Myself and the committee have worked over the last few years to modernise our approach, with faster payments, online banking for invoice payments, updating the website and an association e-mail and social media for residents to get in touch, but it's time now for someone new to take the helm. The committee would welcome more volunteers to get involved, either as a volunteer on the committee or indeed one of the office bearer roles.

Trina Norquay, Chairperson, 02.05.2024