

Welcome to new residents

When new residents move into Rowhills, we all try to make them feel welcome. This was not easy during a national lockdown of Covid.

The Platinum Jubilee celebration last summer was the first real opportunity for a road gathering and brought together about 50 residents. Not everyone knew their neighbours or even that part of the road, prior to the festivity.

Chris Winfield made a suitably dignified toast to her late Majesty Queen Elizabeth II. He also gave thanks to Diane Cathcart for providing the party to be held in her magnificent garden, to Jo Glover for her large marquee (to her son and grandson for erecting it) and to Ros Croft for her marquee and for her helping the Rowhills team erect it.

There was a team spirit throughout the previous week and the day with generous contributions of food and drink, tables, chairs, games, bingo, flags, bunting and a surprise cardboard visit from Her Majesty.

Mr Fox poked his nose under the marquee because the tagine smelt so good (it was!).



Join the Coronation WhatsApp. Send in your ideas on a party to celebrate the Coronation of King Charles III. Join Susan, John & others to help run a party.

Do you have an interest in the history of Rowhills?

Susan Barnett has written chapters on the history of Rowhills from the 1880s through to the 1910s so far. The 1920s will follow this Spring.

The oldest house is Rowhills Cottage that was originally two small semi-detached cottages, dating well before 1841.

If you are not already receiving digital copies of the chapters and would like them, please give your email address to Susan in Wentwood.

Who owns the road?

Thanks go to John Cleden for digging out the deeds of his property, Chestnuts. These included the legal document and map associated with the sale of about 100 acres of Rowhills Copse in 1902 to Henry Wells. The attached map shows clearly that the road Rowhills subsequently belongs to the owner of each section of land and the road as properties were built.



Land Registry do not have this map and nor have solicitors found it, most likely, during conveyancing. The 1896 conveyancing of the land for Wentwood/Bracken refers to a map, which is declared as "missing" by Land Registry. The map has now been found.

Website for Rowhills residents

Michael Chapman has created a draft website for Rowhills Residents. It will include details of payment for the Rowhills Residents Association and a road map of properties. It is intended to include lists of useful names and contact details for utilities, such as for reporting water leaks and fly-tipping as well as recommended contractors and tradesmen. It will have a comments section, and effectively would replace the Newsletter with up-to-date information. See page 4 for more information.

How would you use the website? What additionally would you like to see on the Rowhills website? Please share your views with Michael.

How Waverley Borough Council and Surrey County Council regard Rowhills

Surrey County Council hold a map in which they indicate roads that are publicly maintained and therefore, for which Surrey Highways have responsibility.

Surrey Highways Control Centre has less knowledge about Rowhills, an unadopted road which has public access. Some effort has been made to politely enlighten the authorities!

The Rowhills Residents Association (RRA) primary role is to manage the upkeep of the road. Since the Local Authority (Weybourne Borough Council) has not adopted this road, it falls to owner/residents to undertake and pay for any maintenance of both the road surface and attendant verges. The RRA also undertakes to keep residents informed of any issues affecting the road such as utilities repairs and upgrades in the road, or of local matters that may be of interest to residents.

During the COVID pandemic much use was made of the RRA WhatsApp to allow residents to communicate with each other or request assistance when required. This has been found to be of great assistance, not only in arranging the Platinum Jubilee party but also with requests for ingredients found to be missing at the last minute during baking. If you want some help from neighbours, go onto the WhatsApp.

Status of Rowhills as a Road

Investigation into the status of Rowhills has produced some definitive results. Although the generic description of "Private Road" has been used in the past (including some signage by the Residents Association), this has been misleading, and not fully understood. In fact, the road should be correctly described as 'Privately Maintained Unadopted Road'.

In practice this means that although the maintenance of the road is not undertaken by the Local Authority, it is in fact a road open to the public and as such is subject to normal laws applying to roads, including the 1988 Road Traffic Act under which all vehicles using the road must be taxed and insured.

Coronation Proposals

As we all are aware, the Coronation of King Charles III is on Saturday 6 May 2023. No doubt a majority of the population as well as Rowhills Residents will be glued either to their TVs or actually in London on that momentous day.

Rowhills Residents Coronation Party is therefore taking place on Sunday 7 May. Michael Chapman has already set up a WhatsApp Rowhills Coronation Chat forum to keep us all informed. Volunteers are needed to help run a party. Susan and John have offered to be involved but **will need plenty of assistance, please.**

Diane Cathcart has already offered the use of her large garden to host our celebrations on that day.

Finance

To ensure the Rowhills Residents Association (RRA) maintains an adequate level of financial resource, a subscription £95 currently, payable annually on 1st July, is required. Monies enable the RRA, not only to undertake road maintenance but also have a sufficient level of monies to undertake emergency repairs.

It is requested that a Standing Order be arranged by each household in Rowhills. Alternative arrangements for payment by BACS or by cheque are also acceptable. **Details on Page 3.**

Due to the COVID pandemic, collection of many subscriptions from the previous two years have still not been collected. An invoice for outstanding monies is being sent to those applicable.

Road map and signage

As you may be aware, the original Rowhills map originally installed on a verge near to the Upper Weybourne Lane entrance has been removed, due to the timbers rotting. It is proposed to replace this with a new version in similar location plus an additional map nearer to the Farnborough Road entrance.

In addition, a copy of this map will be available on the Rowhills Website to enable you to pass this, in the future, to visitors.



Eyes down for Bingo at the Jubilee Party in 2022. Do people remember what to do with Two Little Ducks and Legs Eleven?

Some even remembered 77 (Sunset Strip)!!

Abandoned Vehicles in Rowhills

We have all been somewhat perturbed by the recent dumping of two cars and a large van close to the Hillcrest Flats. It was established that two of the vehicles had been officially SORNed (DVLA being informed that they were off-road and not being driven) whilst the third car was simply not taxed.

Working with Waverley Council, official proceedings were put in place. This was aided by the work undertaken to establish that Rowhills is a public road.

The untaxed car was subsequently clamped by DVLA prior to them removing it to their compound. Both the other vehicles have now been removed. Waverley has powers under the 2005 Clean Neighbourhoods and Environment Act.



Wentwood Wassail

About 30 people were able to enjoy the Christmas spirit at Wentwood. Two hours of mulled wine, mince pies, cheese bites and a neighbourly chat.

The evening was crisp, with a temperature well below freezing. This might explain why the mulled wine slipped down so readily? Or was it because some of the wine had a 14% proof?

To ensure that no complaints were made about the loud festive music, Michaela Wicks, a local Farnham counsellor was invited. She thanked residents for making her feel welcome.

Volunteers to host a similar event in 2023?

Rowhills Residents Association

Would you like to join the Committee and offer your expertise and services?

The current committee consists of John Barnett (Wentwood), Michael Chapman (The Coppice), John Cleden (Chestnuts), Mark Hopkins (Hazelwood) and John Lewis (Chilton).

FINANCE DETAILS

Subscriptions are due for payment on 1 July each year and the current subscription rate is £95. Please set up a standing order or pay online if possible. Our bank details are:

Bank: Lloyds Bank PLC
Sort code: 30-93-20
Account number: 01824507
Name: Rowhills Residents Association

If you cannot make an online payment, please write a cheque payable to "Rowhills Residents Association" and drop this into the Treasurer, Chestnuts, 9 Rowhills.

A number of people have not paid. Your committee will be writing to you in the near future.

Over to YOU !!

What more would YOU like to be done, in general, in Rowhills?

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Due to inconsiderate parking by vehicles not connected with Rowhills, action was taken in installing timber posts in both entry legs of Rowhills. These posts are of sufficient height and equipped with reflective pads to ensure they can easily be seen by drivers.

This has reduced this parking issue significantly. Unfortunately, some posts were initially removed by vandals, but subsequently reinstalled in concrete by committee members.

Rowhills Residents Committee

The Rowhills Residents Committee currently consists of 5 members. There are no restrictions on new members joining and we are keen to ensure that all the residents' views are heard and represented. If you have an interest in supporting Rowhills as a great place to live and would like to do your bit, please let one of us know.

£750 was spent on posts at both ends of Rowhills to improve safety.



Rowhill Nature Reserve

May we remind residents whose properties border the Rowhill Nature Reserve that it is an offence to cut down or remove any shrubbery or vegetation that is rooted in the reserve. The dumping of garden rubbish is also prohibited with offenders risk being prosecuted for "fly-tipping". Minor pruning of overhanging branches that do not interfere with the general wellbeing of the plant is permitted.

Rowhill Nature Reserve is owned by Rushmoor Borough Council and is managed by a group of conservation volunteers. The land has "Protected Status" and the boundaries are regularly inspected to identify any infringements of the regulations. Anyone seeking advice or guidance should contact the Councils Parks Manager Andy Ford at andy.ford@rushmoor.gov.uk



Where shall I go for a walk?

55 acres of woodland, ponds, meadow and streams are in the Nature Reserve and they serve cream teas in the Field Centre !

Road Maintenance

Following last year's road maintenance works in the lower sections of Rowhills, once the weather improves in April/May, repairs are proposed in the upper portion of the road between Rowhills Cottage and The Rockery - some 66 sq.m. This should significantly reduce the current irregularities in the surface and our having to avoid the potholes. The proposed works, which are to be undertaken by our 'tame contractor', Tidey & Webb, and costing in excess of £5,300, would comprise removing defective material, re-grading and compacting the existing sub-base to help direct surface water into the middle of the roadway, and the laying of macadam binder and sealed surface courses. This part of the road is likely to be out of action for a couple of days whilst the works are undertaken, but it should certainly make travelling over this section much less like riding the dodgems!



Afternoon Cream Tea £5
or just pop in for a drink and a chat at the Field Centre

- To find out more about the Rowhill Nature Reserve
- www.facebook.com/rowhillnaturereservesociety
 - Jackie De La Haye on 07729 666118
 - There is a notice board on Cranmore Lane
- Or become a member to obtain more information on all the activities and guided walks.

GUESS THE YEAR of this planning application, below.



https://rowhills-ra.org.uk

Rowhills Residents Association
Web Site - Under Construction



More from Michael Chapman:

Your committee have been busy and created a draft version of a website for Rowhills at https://www.rowhills-ra.org.uk

Some sections of the website will be available for anyone to view, while other sections are for logged in members only. The membership list will be restricted to those living in Rowhills and will be moderated by the RRA committee. Example:-



The committee feel that it is important for the role of the Association to be understood. Therefore, a Draft Constitution has been written. Once people have gained access to this site, Rowhills residents are being asked to read this Constitution and feed back any comments to committee members.

The unrestricted section includes an excellent detailed history of Rowhills which has been researched and written by Susan Barnett. The reason no log-in is required for these chapters is because the chapters have been circulated beyond the Rowhills residents to include people who have indicated some interest in Heath End history.

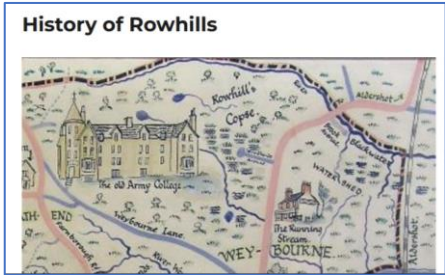
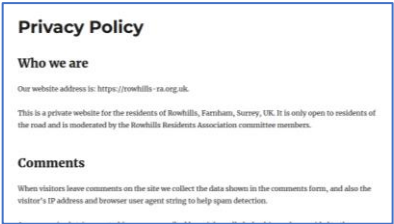


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The web site also features a privacy policy to ensure that we are GDPR compliant and a further section giving details about the annual membership fees for the association.



The restricted (members only) area will include a message board where you can start conversation threads with your neighbours, along with sections on the RRA accounts, road repair plans, finances for the association and minutes of meetings. There will also be a section on the legal status of the road which will be of interest to conveyancing solicitors should you decide to sell your house.

We have been asked to add a table of recommended trades people along with short reviews.

Work is ongoing to improve the site so please bear with us for a while as we add content and features. The open section is available for you to access now, and when we are ready, Michael Chapman will send out instructions via the WhatsApp group on how to register for a log-in so that you can use the full features of the website. Please provide feedback via the WhatsApp group.

QR code for the web site



QUIZ Can you name the houses? Which house was built about 1907?

