

Rowhills Residents Association

AGM

13th November 2024

Nature Reserve Field Centre

Presenting: Michael Chapman, John Barnett,
Dave Everitt, Katrina Duddridge.

Today's meeting

The meeting is expected to last 1 ½ hours.

Refreshments available from the Nature Reserve.

If you would like to speak, please :-

- Raise your hand
- Stand up
- Introduce yourself and say where you live
- One person to speak at a time.



Annual General Meeting

- **Need for transparency** – Where is your money being spent? Why do you contribute to RRA?
- **Democracy** – Committee should be elected. Vote on constitution. Vote in new committee.
- **Openness** – Need to be inclusive and give everyone an opportunity to get involved.
- **Reporting** – Update on activities of RRA including road repairs, finance, liaison with the Council, Abandoned cars, Football parking, etc
- **Resources** – Website, WhatsApp
- **Community** – The Coronation Party.
- **Have your say** – Any other business

Agenda

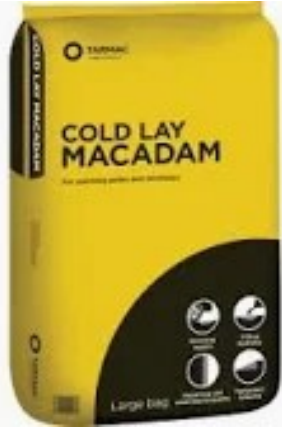
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5	Treasurer's report and agree the accounts	KD
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6e	Toob – Fast Internet	MC
6f	Liaison with the Royal Arms pub and Acorn Keep	MC
7	Nomination and voting for the 2024/5 committee	MC
8	Any other business	MC
9	Proposed next AGM date	MC

Introductions

Position	Name	House
Chair	Michael Chapman	The Coppice
Treasurer	Katrina Duddridge	Linden
Member	John Lewis	Chilton
Member	John Barnett	Wentwood
Member	Dave Everitt	Pinecroft

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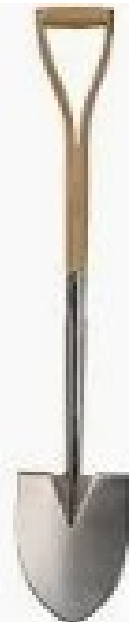


Aims of the Association



To maintain the road (primary aim) with the help of your contributions

- Unmade road
- Leg out to Upper Weybourne Lane
- Excluding “The Warren” and “Acorn Keep”
- To facilitate communication between residents (Whatsapp, Website)
- Organise working parties to clear overgrowth as and when required.
- To work on behalf of residents
 - Liaising with the council
 - Dealing with football parking
 - Working with The Royal Arms pub.
 - Removing of abandoned vehicles



Coronation Party 2023



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Apologies for absence

- John Lewis
- Vicky Ponsonby
- Terry and Roz
- Shane and Claire Warden
- Ollie and Sophie Robinson
- Gareth and Deborah Sully

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Agree Minutes

Rowhills Residents Association

Notes taken at the Annual General Meeting
on 26 April 2023 held at
Rowhill Nature Reserve Field Centre, Cranmore Lane

Ref	Item
1.0	Introductions
	Michael Chapman opened the meeting at 7.00pm
	The current committee of Michael Chapman, John Lewis, John Cleden and John Barnett were introduced together with Mark Hopkins who had previously stepped down from the committee. John Cleden was also stepping down at this meeting.
2.0	Reason for the Meeting
	Michael Chapman informed that the committee had decided a meeting was necessary to promote transparency as to how the £95.00 per annum subscription was being spent. It was also decided that Committee members rather than being co-opted, should be elected as a new Committee. A written Constitution had been prepared to allow members to understand the functions of the Association and duties of Committee Members. The meeting was to inform members as to recent, current and future planned activities.
3.0	Current and Recent Actions by the Association
	Michael Chapman informed of the recent discussions with both the Football Team representative who use the Recreation Ground and the Waverley Borough Council person responsible for the Recreation Ground, Matthew Lark, (Green Spaces). There had been ongoing discussions in an attempt to limit the disruption experienced on Saturday mornings during the football season.
	John Barnett informed of discussions with the local County Councillor Catherine Powell, where he was advised of Council proposals to add additional double yellow lines to Rowhills side of Upper Weybourne Lane to stretch from near Whitethorns flats down to the junction with Wellington Lane. This proposal is out for consultation this summer and if there are no amendments, will probably be implemented this year. Discussion took place as to the knock-on effects to Rowhills, if this was to take place.
	Michael Chapman introduced the situation with Toob, who are in the process of surveying and installing broadband to Farnham and Aldershot at present. Their surveyors had been identified in Rowhills and questioned by both Michael Chapman and John Barnett. As Toob have recently attempted to install overhead cables via posts in Copse Avenue, but had been stopped by residents, there exists a possibility Toob may attempt a similar scheme for Rowhills.

Junction of Upper Weybourne Lane and Rowhills



	Further notes
1.	The road surface at the junction of Rowhills and Upper Weybourne Lane requires resurfacing. This was left undone on the last occasion when Upper Weybourne Lane was last surfaced and is now in a very poor and dangerous state. The strip of road is within the curtilage of Upper Weybourne Lane. See photos 1, 2 & 3
2.	The road edge of Rowhills adjacent to the Recreation Ground has been destroyed due to parking of vehicles of people using the Recreation Ground. The stretch of Rowhills between Upper Weybourne and the far end of the Recreation Ground is also used by Waverley BC for accessing the children's play area at the Recreation Ground. We believe Waverley BC should have a commitment to keeping this stretch or at least the edge of the road intact because their Recreation Ground users are the cause of the damage. See photos 4 & 5
3.	Waverley BC installed a wide barrier to the green lane serving the children's play area and therefore uses Rowhills for access. See photo 6
4.	Waverley BC own the Recreation Ground and surrounding areas/access lanes/footpaths and is responsible for their maintenance and upkeep. This land and area has been in public ownership since 1958-ish and the road itself has been resurfaced by the Council previously. See photos 7, 8 & 9
5.	When double yellow lines are painted on Upper Weybourne Lane, these lines should extend around the corner into Rowhills at least to the width of the pavement (in the curtilage of Upper Weybourne Lane). Ideally for obvious safety reasons, when exiting Rowhills as a vehicle the double yellow lines should extend sufficiently to permit safe visibility. Highway Code says 10 metres. See photos 10-14

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Rowhill Residents Association – income and expenditure

Year ending 31 December	2023	2022	2021
	£	£	£
Residents contributions received	2,660	2,850	2,945
Less amounts irrecoverable	(115)	0	0
Net amount received	2,545	2,850	2,945
<i>Expenditure:</i>	%	%	%
Road repairs	89.43 4,982	0.00 0	76.66 4,392
Insurance	8.67 483	86.56 483	7.99 458
Posts	0	0	13.13 752
Signs	0	0	2.22 127
Sundry	1.01 56	8.96 50	0.00 0
Website	0.90 50	4.48 25	0.00 0
Total expenditure	100.00 5,571	100 558	100 5,729
Excess income/(expenditure)	(3,026)	2,292	(2,784)
Bank Balance	£2,401	£3,397	£2,370

Annual Membership Fee



Rowhills Residents Association is a volunteer organisation that collects an annual subscription, which goes towards maintaining and improving Rowhills from the Upper Weybourne Road entrance through to the A325 entrance, excluding The Warren and Acorn Keep and the Hillcrest flats.

Each household on Rowhills is asked to contribute £95.00 on 1st July each year to help maintain the road. Please pay by standing order to :-

Bank	Lloyds Bank PLC
Account Name	Rowhills Residents Association
Account Number	01824507
Sort Code	30-93-20

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Road Repairs



- Our contractor road contractor is Tidey and Webb of Horsham.
- We have been using them for 11 years.
- Guarantee work. Fix any problems at no additional charge.
- Assess roadworks to manage rainfall runoff.
- No affiliation with any Committee member.
- Specialise in private road maintenance



2024 work overview

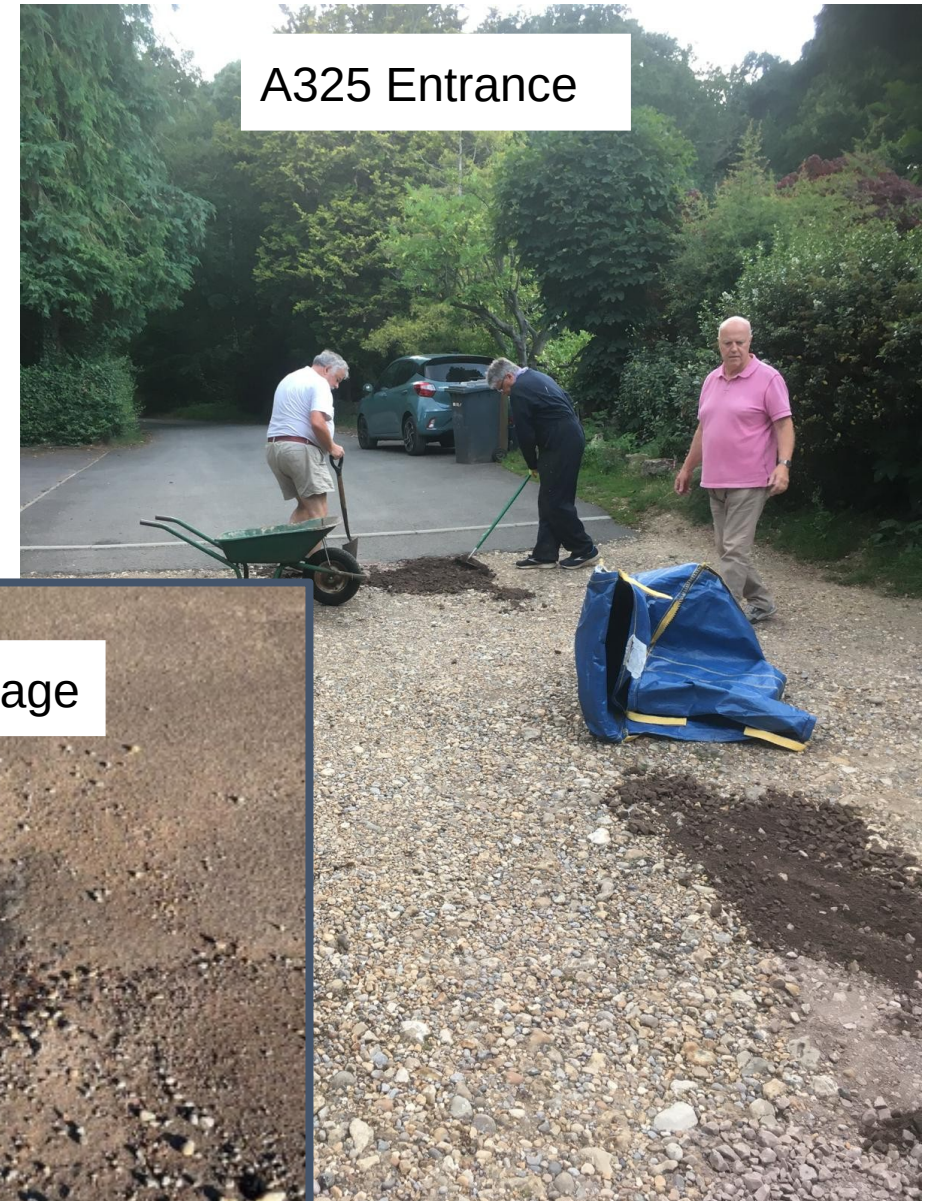


- Major works carried out alternate years (2023, 2025 ...)
- This year, mainly pothole filling by committee members and George!
 - 1 Tonne of Type 1 at the lower end of Rowhills
 - 2 Tonnes of Type 1 at the upper end of Rowhills
- Type 1 costs £60 per Tonne delivered. It was manually laid and tamped
- Repairs not expected to be permanent but they do make driving more comfortable.
- Filled pothole outside “Glade Cottage”. Cost was around £30.
- Future task is to paint the road humps with white lines.

2024 Road Repairs



Lower section



A325 Entrance

Outside Glade Cottage

2023 Major Road Repairs



Tidey and Webb returned, free of charge, to replace a cracked kerbstone months after doing the job

Previous road condition (Upper Weybourne Lane Junction)



After repairs by SCC (Upper Weybourne Lane Junction)



Rowhills Roadmap



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WhatsApp group



Most residents are on the **WhatsApp** group. If you would like to join, please contact Michael Chapman or another member of the group and ask to be added. The group is only open to Rowhills residents and is moderated by the RRA committee.

Rowhills Residents Association

Private website for residents of Rowhills

[Log Out](#) [Annual Membership Fee](#) [History of Rowhills](#) [Draft Constitution](#) [User-Groups](#) [Activity-Streams](#) [Events-Calendar](#)

[Rowhills Roadworks](#) [Recommended Traders](#)

Rowhills Residents Association

Welcome to your new RRA website. We would like to encourage contributions from residents.

More information and photos of the road will be published over time.

AGM

Please join your RRA committee for the AGM on Wednesday 19th April 2023 at 7pm at the Rowhills Nature Reserve Field Centre.

Rowhills Roadworks 17th April 2023

The roadworks are now complete. If you would like to see the before and after pictures, please click the [link here](#).

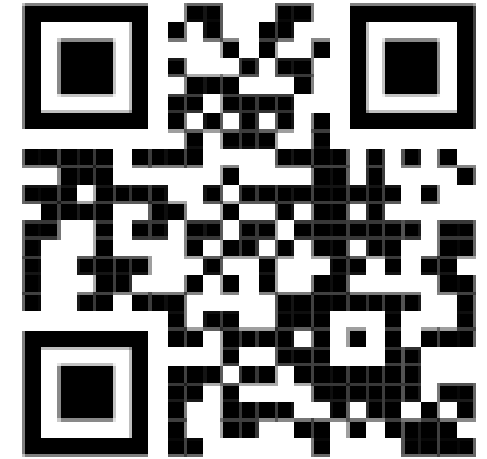


RECENT POSTS

- [Annual Membership Fee](#)
- [Draft Constitution](#)

The Website is now live

www.rowhills-ra.org.uk



Part of it is open to the public, but much of it is private and only accessible by residents of the road. It is moderated by the committee.

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Parking Update



Yellow Lines
requested in RRA
minutes of 1985

- Committee is working on resolving the car parking problem on Saturday mornings
- Keen to encourage football. We don't want the Recreation Ground re-purposed for housing

PROGRESS - Yellow lines are now on the Upper Weybourne Lane corner. They seem to be working!

1) Parking of vehicles, especially during football matches, on the corner of the recreation ground and at the sides of the road at the junction between Roubills & Upper Weybourne have frequently obstructed the sightlines of traffic attempting to turn right off Roubills into Upper Weybourne lane, and creates an unnecessary traffic hazard. The residents urgently request you to install double yellow lines to prohibit parking in the vicinity of this junction.

2) Both "Roubills" street name signs at the exits of Roubills into Upper Weybourne lane and into Farnborough Road have been vandalised and missing for some time now, causing delay and difficulty to visitors finding Roubills, but more importantly, potentially dangerous delays to Doctors & other services finding the road. The residents request you to replace the signs.

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Abandoned Vehicles



MOT expires 20th November 2024

Tax expires 1st May 2025

Abandoned for around 9 months

Finally removed last week

No MOT or TAX

No MOT



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Toob Fast Internet



Toob plan to install fibre to provide fast internet access at a reasonable price.

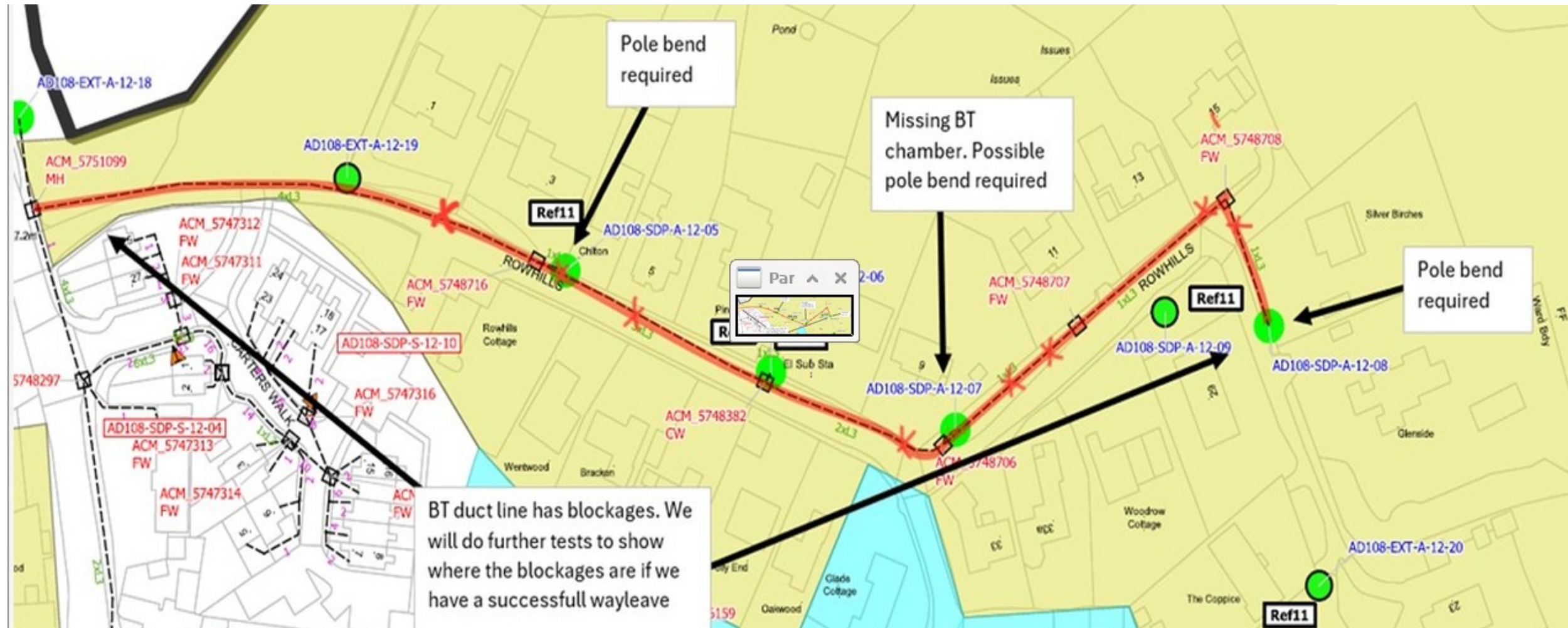
Blockages in our underground duct work preventing installation for well over a year.

- ✓ 900 Mbps download & upload speed
- ✓ £29 a month (18 or 24 month contract)
- ✓ free installation
- ✓ no in-contract price rises
- ✓ UK-based customer service
- ✓ voted 'best value broadband provider'

Toob Installation problems



Locations of blockages requiring residents to submit wayleaves to provide Toob with access





Toob Liason



We thank **Shane Warden** of Badger Lodge for liaising with Toob to get our Toob fibre installation moving forward. This has been a long and laborious effort

The works affect only those on the north side of the road.

Toob sent out an incorrect letter before finally sending out wayleave documents.

Hold off signing the wayleave

Shane is working to get the wayleaves modified so that the permissions that they

grant are limited to your frontage rather than your whole property

Seven properties in Rowhills are affected.

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Royal Arms Pub/Hotel

Positives

- The landlord is trying to be a good neighbour and is listening and working with RRA and Acorn Keep residents.
- The pub play area is being closed around 7pm during the summer for noise abatement.
- Loud music no longer seems to be a problem

Negatives

- The 5th November bonfire was excessively large.
- Mattresses were incorporated into the bonfire but were removed after RRA complained.
- The mattresses were set on fire the day after removal. Chairman discussed this with the Landlord who apologised and said that customers who had been ejected from the pub set the mattresses alight.

Royal Arms Pub/Hotel Bonfire



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Election of 2024/5 committee

Nominations received

Position	Nomination
Chairperson	John Barnett
Treasurer	Katrina Duddridge
Secretary	Michael Chapman
Committee Member	Dave Everitt
Committee Member	John Lewis
Committee Member	Dean Harvey

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Any Other Business



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Proposed future AGM

Probably November 2025 but will be announced by letter.

