

# Oxford Waterside Residents' Association

December 2015: Issue 57

*Although our website is full of useful information, some things are undocumented, so your Newsletter reporter had a short Q&A session with the Chair of the OWMC to get some answers, which you can read overleaf. If you have any more burning questions to ask in a future session please email [owra.owmc@gmail.com](mailto:owra.owmc@gmail.com) and we shall include our findings on the new website.*

## Waterside Diary Dates



### Waterside Carol Singing

Monday 21<sup>st</sup> December 6pm  
in Merrivale Square  
Bring a torch to read by, and lanterns to prettify.

### NEW!!! Council Kerbside Christmas Tree Recycling

On Fridays the 8<sup>th</sup> and 22<sup>nd</sup> January you can leave any tree (real or not) out for collection with your bins.



As part of the citywide

### OxClean join us in

Merrivale Square from 10am on Saturday 5<sup>th</sup> March to 'Clean for the Queen' in preparation for her 90<sup>th</sup> Birthday in June 2016

The **Easter Egg Hunt** will be on Easter Sunday, hunt eggs from 9:30 til 10:30. Look out for flyers nearer the time.



### Waterside Website Update

We now have a working copy of the new website to play with. If you have thoughts about what should change (for the better!) please email [owra.owmc@gmail.com](mailto:owra.owmc@gmail.com) to share your ideas, and if you have any tradespeople updates send them to [Richard@silkcocoon.co.uk](mailto:Richard@silkcocoon.co.uk) in good time. We are aiming for launch in February 2016.

## What's happening to our trees?

The plan to remove and replace the trees on Rutherway has been delayed because the City Council has placed a Tree Preservation Order on all trees on Rutherway and in Balliol Court. Following discussion with the City Council Tree Officer, a compromise has been suggested, in which five of the alders would be removed and replaced, and the remaining trees pruned to reduce their crowns. This would have the advantage of retaining the overall appearance of tall trees on Rutherway while reducing shade for the Villas. In order to progress with these proposals, an application for consent under the TPO will be made to the Council.

There is also a possibility of discussing with the County Council remedial work to prevent the pavement being lifted by the tree roots.

The last newsletter mentioned the proposal to plant a mixed native thorn hedge at the Aristotle Lane entrance to Waterside, with the dual aim of discouraging graffiti on the fences and encouraging wildlife. The timing of this work may depend on Network Rail's replacement of the footbridge. If you are interested in helping with this please contact John Krebs at [john.krebs@zoo.ox.ac.uk](mailto:john.krebs@zoo.ox.ac.uk)

New trees will be planted in the Spinney soon, to enhance the view across from Rutherway. The willows will also require essential pollarding in the near future.

### New Resident?

Contact Kay for a Welcome Pack full of useful Waterside information

If you email us on [owra.owmc@gmail.com](mailto:owra.owmc@gmail.com) we will add you to the mailing list for circulation of relevant useful information. People on the list get this Newsletter by email – get on it now!

# Graffiti

The Oxford Waterside Management Company is pushing ahead with plans to tackle graffiti the moment it appears:

- Volunteer Waterside “Graffiti Spotters” have come forward, who will take pictures of the graffiti, register it on the Council website for evidence in any prosecution, and alert our contractor to remove the offending tag.

More individuals are sought to keep an eye on all parts of Waterside.

Contact [jonathan.finnerty@virginmedia.com](mailto:jonathan.finnerty@virginmedia.com)

- A graffiti resistant lacquer will shortly be brushed onto painted wall panels in Rutherway. DO NOT OVERPAINT – this destroys the finish
- Purchase of hot water jet washing equipment and chemicals has been approved by OWMC. A contractor will be funded to remove tags from our walls and fences. A small secure shed will be installed behind the OWMC garage door adjoining 1 Plater Drive.
- There continue to be meetings between OWMC, local City Councillors and Poly Smart, the City Council Graffiti Officer, to ensure this issue continues to have a high profile.

The Council and Police take graffiti very seriously, look on [www.oxford.gov.uk/graffiti](http://www.oxford.gov.uk/graffiti)

## Good Neighbours.....

### Overhanging bushes

If your garden plants overhang the back alleys and public footpaths please cut them back NOW. In the dark Winter nights it is an added obstruction.

### Dustbins everywhere

Lots of residents are either putting their bins out days before collection day (Friday) or not removing them once the bins have been emptied. So Waterside looks a mess and it gets in the way of people in wheelchairs, those who are visually impaired and people pushing prams.

Please don't put your bins out until Thursday evening and, if you are likely to be away then, just ask a neighbour to put yours out. Similarly, please collect them by Friday evening at the latest. Bins may not be stored by bike racks.

Also, people pay to have brown bins, so do ask before slipping a bit of garden rubbish into a convenient brown bin.

## OWMC FAQs

### What is the Oxford Waterside Management Company (OWMC)?

OWMC was set up by Berkeley Homes when the estate was built. The directors of the company are a group of shareholders elected by the shareholders at the AGM to uphold the covenants and look after the common areas of land owned by the company.

### Who should we contact if we have a problem with an area OWMC look after?

Please contact our managing agent, Felicity Hill at Breckon and Breckon [felicity@breckon.co.uk](mailto:felicity@breckon.co.uk) 01865 727272

### What areas are OWMC responsible for?

OWMC manage the following:-

- All grounds beyond the footpath/roadway outside your front door. This includes Merrivale Square, Merton Court and Balliol Court.
- All off-road parking areas, car park lights and signage, bike racks and grounds.
- OWMC also look after all the boundary walls of the estate that do not back on to an individual property.

### What changes to my house and garden do I have to ask OWMC for permission to carry out?

The developers, Berkeley Homes, had a set of covenants drawn up to protect the estate which it is the duty of the Management Company to uphold.

The covenants state

*'No external alterations or garage, garden shed, outbuilding, extension or temporary building including a conservatory, other than a small garden shed or greenhouse shall be erected without the consent of the Transferor' (which is OWMC).*

OWMC have defined a small shed as being anything less than 12 square metres and less than 2.3 metres high.

### The OWRA committee

Kay Gordon (Chair), 10 Merrivale Sq. 420532  
Patrick Kershaw (Treasurer), 11 Merrivale Sq. 311146

Richard Groves, 44 Merrivale Sq. 512375

Emma Dadson, 47 Plater Drive. 460136

Helen Saunders-Gill, 50 Balliol Court. 515547

John Krebs, 24 Balliol Court. 435255

Sarah Munro, 9 The Villas. 580650