



[www.gwres.info](http://www.gwres.info)

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**G. W. RESIDENT CO. LIMITED**

Registered No  
910312

[England]

Registered Office **Mayo Wynne Baxter solicitors**

The Studio, 43-45 Cantelupe Road, East Grinstead, West Sussex, RH19 3BL

## Welcome to Garden Wood

### Background

Garden Wood is bordered by the Worth Way and the Bluebell Railway. The estate consists of 351 houses. The roads and footpaths are managed by West Sussex County Council but the residents own the rest of the estate land. This land equates to around 5 acres and is made up of grassed areas and some woodland. The many grassed areas, open plan layout and low density of houses are unique in East Grinstead. There are a few areas of woodland that are deliberately left in a natural state.

The large brick viaduct, now carrying the Bluebell Railway over Garden Wood, provides a picturesque backdrop to the area.

The open areas of the estate are owned and managed by the G.W Resident Co Ltd. The Company was initially set up by the developers and then handed over to the residents. Each household holds 10 shares in the Company. When you bought a house on Garden Wood your solicitor would have arranged a transfer of shares. The Company would have then issued you with a new share certificate. A board of directors manages the Company. All directors are residents and do not receive any remuneration.

### Maintenance Charges

The cost of maintaining the estate is covered by a maintenance charge set by the company and levied on all properties. This charge is covered in the deeds of Garden Wood properties. The charges are paid yearly in arrears. The three tiers of charge reflect the cost to the company of collecting a relatively small amount of money. A discount is given for those paying by standing order. There is a significantly higher charge for those paying late after December 31st. We prefer and recommend you pay by standing order. Sorry but we cannot accept direct debit payments.

With very low administration costs most of our income is spent directly on maintenance. The directors do their best to keep costs to a minimum whilst maintaining the estate to a good standard. A financial report is produced each year and presented at the AGM. Notice of the AGM is sent all residents along with an annual newsletter. All residents are welcome to attend the AGM, which is held locally.

Grass cutting is the biggest cost. During the growing season the grass is cut twice a month. During the winter month's routine maintenance is carried out and this includes clearing leaves from the grassed areas. Note leaf clearance from roads and footpaths is the responsibility of the council though unfortunately the leaves do not recognise these boundaries! Tree work is our second highest cost and much of this work is also done during the winter months.

## **Communications**

Because we have no full time paid staff we do not have a phone number but you can contact us via email to gardenwood16@gmail.com or by writing to the address on the letterhead.

Our remit is to maintain the estate but, with no residents' association, we do get asked to become involved in other estate issue. When we do this we do not take any particular view because the views of the directors may not represent the views of the of the residents. We do have an email newsletter distribution list and from time to time may send out emails to residents on matters we think may be of interest to them. If you want to be on this list then please let us have your email address. We will not put you on the list unless you request it and of course will remove you if you no longer want to be on it.

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