

Minutes of Lynwood Road Residents' Association Annual General Meeting

Thursday 12th March 2026

Directors: Nigel Filby (Chair, NF), David Holland (Director, DH); Jane Hopkinson (Director, JH), Andrew Mitcham (Director, AM); Mark Watson (Director, MW);

The Meeting started at 7.15pm; approx. 15 residents attended

1. Directors and Acceptance of the 2025 AGM Minutes

- a. NF introduced the directors attending.
- b. The matter of additional parking spaces on the estate had been raised at the previous meeting. The Directors had discussed this and decided that we would have to lose landscaped areas to accommodate additional parking and so it was not taken further.
- c. Self-closing mechanisms for the gates in Wessex Close leading out of the estate had been planned but it was found that it would be necessary to have completely new gates and posts installed. It was decided that owners would be asked if they supported this investment and Oneil Sadu would provide the wording for the letter to be issued.
- d. Minutes of the 2025 AGM had been distributed to the meeting and are published on the LRRR website (www.lynwoodroad.info). Acceptance of the 2025 AGM Minutes was proposed and agreed.

2. Acceptance of the Annual Accounts

- a. Copies of the summary 2024-25 accounts had been posted on the website and circulated at the meeting. Acceptance of the annual accounts was proposed and agreed by the meeting.

3. Chairman and Directors' Annual Report

NF reported on work carried out over the year.

- a. Surface water drains have recently been checked and cleaned and this will continue to be done on a regular basis to avoid surface flooding on the estate. Some repairs are required to block paving around inspection covers and water meter covers.
- b. Trees & hedging:
 - i) Oak trees in the Square were sprayed against Oak Processionary Moth. No OPM nests were reported. Spaying will be repeated at the end of April and then again late May/June.
 - ii) Arthur Ellis Garden Management (AEGM) took over the garden maintenance and road cleaning in June. They can undertake work using ladders to cut back hedges and trees as part of the garden maintenance which has saved the cost of employing tree surgeons to do this task which has reduced the overall cost.
 - iii) After an initial period getting to know the estate AEGM have improved the maintenance of the estate trimming the verges and keeping the gulleys clean.
- c. Roadway repairs: No work on roadways undertaken over past 12 months, but some block paving repairs are required as noted above.
- d. Bank accounts: DH reported on the savings bank accounts to set up in 2024.
 - i) Cambridge & Counties Bank, 1 year Fixed Bond £80,000 at 4.25%
 - ii) Hampshire Trust Bank, Easy Access SME Saver £66,000 at approx. 3.6%
 - iii) Santander Business Savings Account £12,900All funds are covered by FSCS guarantee which has been increased to £120,000.
- e. Lynwoodroad.info Website: We have an external company, Gigabits who host, maintain and monitor security of the website.

4. Financial Report and Rent Charge

NF Reported:

- a. Summary Accounts for 2025-26 are posted on the website
- b. Rentcharge arrears at 12 March is down to less than £100. One homeowner in arrears is making regular payments to clear the outstanding amount
- c. Expenditure to date is underbudget, but we're hoping to complete some work before the end of the

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financial year including repairs to block paving and re-painting white and yellow line road markings

- d. Interest earned from the savings accounts approx. £6,000.
- e. Reserves increased to approx. £160,000.
- f. Budget for 2026-27 expected to be similar to 2025-26 at approx. £25,000 with Rentcharge set at the same £230 per house.

5. Discussion Points

- a. Work to be done on the estate:

The SLOW & STOP signage on the roads will be refreshed. It was also agreed that 15mph roundels should be added after the SLOW each way on the bend in Lynwood Road.

- b. Estate gardening:

Arthur Ellis Garden Management are to provide proposals for replanting the roundabout at the entrance to the estate, which will hopefully take place in a few months.

- c. OPM spraying & tree surgeon work on Oak Trees will be schedule during the year

- d. Maintenance & tidiness of front gardens

Some gardens on the estate are not being kept tidy and although residents had been reminded of the covenants in the Title Deeds including not allowing gardens to become untidy this had not resulted in any change on some properties. It was agreed that if complaints from a number of households were received then the directors would speak to the household(s) concerned.

- e. Security and Neighbourhood Watch:

- i) NF stated that there have been no reports of crime on the Lynwood Estate from Surrey Police.

- ii) DH was concerned about cars being opened by vicarious means and suggested that householders should invest in a Faraday box to hold their car keys when in the house.

- f. Improvement of footpath to south of the estate

NF and Oneil Sadu had been talking with Elmbridge and Surrey Councillors about the maintenance of the footpaths at the south of the estate and along by the railway track. Some of the foliage was cut back at ground level and the trees blocking light from the streetlamps was reduced and some patch repairs have been made to the footpath. Local MP Monica Harding is also aware of the problem and is taking matters up with the Council. Part of the problem is due to split responsibilities between councils which may improve when the new East Surrey Council takes overall responsibility.

- g. Road grit / salt bin

The Directors are looking at installing a grit bin on the estate (following the icy road conditions suffered early in the year) subject to identifying a suitable bin and location.

- h. Electronic speed warning sign

MH has been looking at speed warning lights to be installed on a street lamp. These would seem to be expensive and it was agreed that people were not keen on too much signage. It was decided to proceed with repainting the SLOW signs on the road with addition of 15mph roundels and a white line down the centre of the bend along Lynwood Road. This would hopefully slow vehicles around the bend and ensure that they keep to left-hand side of the road.

6. Any other business

There was a suggestion that there should be more planting and landscaping and perhaps additional benches in the Square. The directors asked for suggestions from residents.

7. Date of Next Meeting

It was agreed that the next meeting would take place in March 2027; date to be confirmed.

There being no further business the meeting closed at approximately 21:15 hours.