

Crambeck Management Company

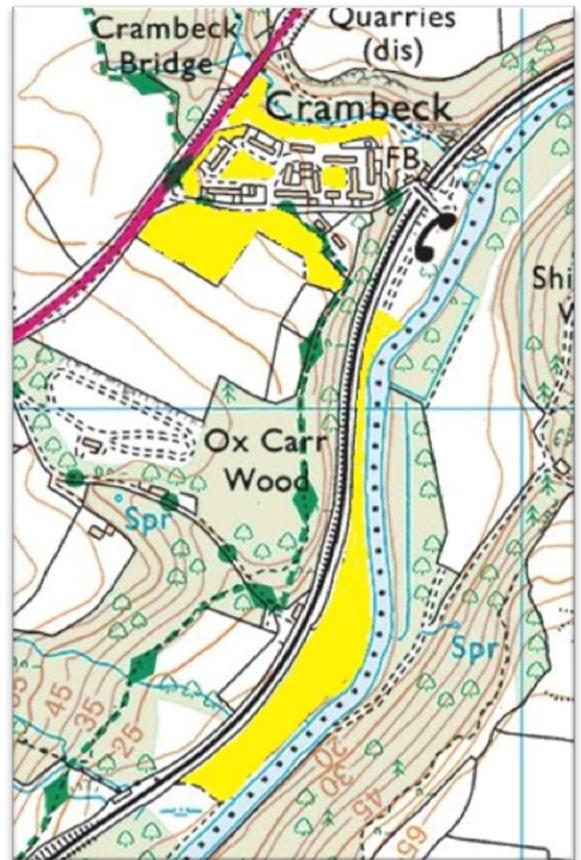
Now we have established communications, we want to say a little about the Company – why it was set up, what it does etc, for those who don't already know.

Property ownership in Crambeck Village is a little unusual. Because the Village was developed on the land of the former reform school, all the property owners also own a share of the Village Estate. This comprises the Village itself, with its greens, tennis court, playing field and paddocks; the Nature Trail Woodland, between the Village and Cram Beck; and a long section of woodland, between the railway line and the River Derwent, designated an SSSI (Site of Special Scientific Interest). These areas are shown in yellow on the map below.

To be clear – all 63 property owners are shareholders who own this land, and we are collectively responsible for it.

For practical reasons, Crambeck Management Company Limited (CMCL) was set up to look after the Estate, on behalf of the shareholders. It is a proper legal company, and has to operate by the same laid down rules as other, more conventional companies.

However, our Company is run by volunteer shareholders, sometimes grandly called directors, because legally, companies are run by directors. We would be quite happy to be called and thought of as members of the management committee. We are just ordinary people, generally not trained for any specific job within the Company, but we are willing to give some time to help keep the Village looking nice, and keep things running as smoothly as possible.



Any shareholder can be a director of the Company. If you want to help in any way, please let us know.

The Company, just like any other company, is bound by the current version of the Companies Act (at the moment the 2006 version), and its day to day rules are defined in the Company's Memorandum and Articles of Association. You will have received copies of these when you purchased your house, but if you are like me, you will probably not have read them. In fact, they are written in legal language, and are not easy to understand. These have changed over the years since the Company was set up, and there are various versions in existence. The Management Committee is reviewing them at the moment, intending to bring them up to date, and make them easier to understand.

The monthly management fee, paid by all shareholders, is used to maintain the Estate. About half is paid to the Village gardener, Jim, who has worked here since the days of the Reform School. The rest is used for insurance, accountancy etc. Annual accounts are given to shareholders, so you can see how your money has been used.

Over the years, many volunteer directors have helped to run the Village Estate, and it is a testament to their work that the place looks as good as it does. But you can't please all the people all the time, no matter how hard you try, so inevitably there have been problems from time to time. As with all the previous committees, the present one wants to do its best for the Village, and is aiming to keep all the shareholders happy! As you know, one of the things we intend to do is to communicate more frequently, so everyone always knows what is going on. For example, a few days ago, Jim and I cut down a "bendy" Lawsons Cypress tree, which was threatening to fall onto the road. Pete Wood came and helped. Thanks Pete! See photo below.



Now we have established a quick and easy way of communicating, we intend to keep you up to date, so you know what we are planning to do, as well as what has been done. That way, if you disagree with any of the plans, or want to help with something, you can get involved, before anything is done.

If anyone wants to bring anything to the attention of the committee, there is a central email address – info@crambeckvillage.com. A message to this address is automatically sent to most of the volunteer directors, and we will aim to respond promptly. If a matter needs discussion at a meeting, the committee meets formally every couple of months, but would meet sooner, if necessary. If anyone wants to discuss anything concerning Village Land, one of us will come to your house, if requested, by arrangement.

We are a relatively new committee, and are still finding our feet. Please bear with us until we get things organised!

We have not forgotten about an AGM. Although a date has not yet been set, we expect it to be near the end of January.

Watch out for the next bulletin, which will summarise the work the committee has completed recently, and is doing now.

Peter Roberts
6.12.15

Richard Pollard - Chairman	Crambeck House,	Geoff Candler – Book keeper	No 29
Andy Craig-Smith	No 53	Steve Tomlinson	No 26
Peter Roberts	No 8		