

My dear fellow holiday home-owners.

I am told that Spring has arrived only to see snow showers outside. Hopefully the weather will improve dramatically for the better very soon. At least the effects and impact of the pandemic seems to be easing so we will be able to enjoy our holiday homes again.

With spring usually comes the holding of our AGM and while it was just not possible to hold one last year I am keen to try and hold one on the planned date of 2nd May 2021. At 1100hrs BST. That said I am conscious that the restrictions may prevent us from having a “normal” face to face meeting as well as the difficulties in arranging for a suitable venue and, even if we were able to do so, there could still be considerable nervousness by many to meet up so I propose that we hold a virtual AGM using the “Zoom” tool.

While I am aware that not everyone will be able to join in I am also keen to ensure that all members have the opportunity to participate and would advise that the agenda is as follows:-

1. Welcome
2. Chairman’s Report and update
3. Financial Report
4. Website
5. Governance – Proposal to update the Articles of Association
6. AOB – as previously notified please

I have listed the known matters of interest below.

To help with the administration could you please click the “Reply” button if you are receiving this as an e-mail, or print off the final page, then complete the form and return either by e-mail to the sender or by post to the Secretary:-

Mrs J Vince, Little House, Freshwater East, Pembroke, SA71 5LR

I would also remind you that the annual membership fees of £10 are due and would ask that unless you have already completed one, that you print off a copy of the form below, fill in and send the standing order form to your bank.

Now to business!

Item 2. Chairman’s Report and update

My report is a summary of known events and issues.

- Sale of the site.
You may have seen press coverage about the sale of the site. In fact the freehold of the site has been on the market for the past 11 years and it appears that it caught the attention of the local press when a new international estate agent took on the task of trying to sell it. Some of the public comments on line were clearly misleading and unsettling. Please be assured that your holiday home is secure and cannot be bought or sold from under your feet. There is no definite news at this time but I will issue an update on any news of a sale as and when there is any.
- Reduction in local Council Tax
I have had some enquiries about seeking reductions in council rates and site maintenance charges. Looking at the site maintenance charges the site was never closed and the onsite tasks and maintenance activities continued uninterrupted. On the local authority web-site it lists situations where reductions can be claimed, including one which relates to being prohibited by law of residing in a property. I followed up on this with a land agent, the local citizens advice bureau and also with the Council itself. The land agent asked if a formal prohibition notice had been served and if so by

whom. He was doubtful that despite the exceptional circumstances due to the the pandemic that there could be a valid claim and suggested that I approach the Council. The council advised that as they were under the instruction from the Welsh Parliament and that the WP had neither issued any guidance nor provide financial recompense for any such claims that they were unable to offer a discount.... Which leaves us with the Welsh Parliament and I have already been advised that they have made no provision for such claims

- The Longhouse. There was some disappointment last summer relating to the limited opening hours. The Association has no say in this matter but had hoped that in the post Covid environment it would be possible to return to some form of normality. The latest information is that the licencees of last year have given back the keys and while there is some interest by third parties there are no definite plans to re-open at the moment.
- Rubbish. Just when I thought the dust had settled I received a couple of calls objecting to the erection of bollards at the entrance to the tip. The reason for this was quite simply because of indiscriminate and illegal dumping of rubbish by parties other than residents. More recently a new problem has cropped up in that there is indiscriminate and apparently disproportionate volumes of waste including a wide range of household goods such as furniture, electrical appliances, microwaves and the like being dumped in the bin area and the council is refusing to remove the refuse, stating that all waste is to be left on the verge outside the main entrance on alternate Tuesdays! I am trying to support the landlord in resolving this repeatedly emotive issue.
- RV's (Motor Homes). Last year a number of motor homes owners abused the site by using it for overnight parking. This had been exasperated by the National Parks Authority enforcing no overnight parking in public areas and by a larger than normal number of Motor Home owners determined to spend time, post lockdown, in Pembrokeshire. Part of the interim solution has been to close the car park in front of the Longhouse and the landlord is reviewing future options.
- Jet skis. Beyond the site, on Freshwater East beach, there was concern over the indiscriminate and dangerous behaviour of some Jet Ski owners. Following representations to the National Park Authority, action was taken to limit the times that jet skis can be launched; Wardens were deployed and I have made representation to the Parks Authority to provide similar arrangements this year
- "Time Flies". Evidently a number of chalet owners arranged to leave keys to their properties with the people at the Longhouse and who traded under the name "Time Flies". Since their departure I have repeatedly tried to contact them without success– so am still unclear as to the location of such keys. This is an ongoing issue.
- Dogs. Last year members reported incidents where dogs were being brought on site. In one case, when questioned by members, one adult displayed a paper from his GP explaining that the dog was a therapy dog as his son suffers from stress. While the Chairman raised this with the landlord the only dogs that can be allowed on site are those specifically and professionally trained to aid the visually handicapped and for the deaf. A GP's letter is not a valid reason to have a dog. I can quote chapter and verse if necessary.

Item 3. Financial Report

Will be published when available

Item 4. Website

Considerable effort has been made to update the web site and your feedback / suggestions are encouraged / welcomed please.

Item 5. Governance – Proposal to update the Articles of Association.

(Please see Appendix 1 below)

It appears that these have not been reviewed or amended for many years and the key changes that are proposed relate to

- Tidying up some of the wording
- The previously agreed change to the time of year when the AGM should be held
- The formal approval to hold virtual AGM s if necessary

(the key changes are highlighted in red.

Item 6. AOB – as previously notified please

Item 7. Date of next meeting

[Appendix 1. \(See attached\)](#)

**ARTICLES OF ASSOCIATION FOR THE
“TREWENT PARK HOLIDAY HOME OWNERS ASSOCIATION.**

[Appendix 2.](#)

Membership Standing Order Form

[Appendix 3.](#)

To be returned to the Secretary please (see instructions on the first page)

Attendance at the AGM	I wish to attend / are not able to attend* (for those wish to attend a Zoom access code will be issued nearer the date).
Comments / questions arising from the Chairman's report	
Changes to the Articles of Association	I agree with the proposed changes / I do not agree with the proposals because:-
Feedback on website	
AOB	