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|  | Riverview Park Residents Association |
|  | Newsletter July 2021 |
| **In This Issue**   * New Owners * Committee Meeting with G. Calley * Onsite Updates   e-newsletter :  Welcome to our  e-newsletter.  In a bid to cut down on paper and ink costs, also to reduce recycling, we are hoping that residents will use this version of newsletter. For residents who do not have internet access we still deliver a paper version so all residents on Riverview are kept up to date with onsite news.  Contact Us :  Secretary  Bill Gray 1 Grosvenor Park  Tel: 07872498494  billgray479@btinternet.com  **www.riverview-park-residents-assoc.com** | **Committee Meeting with New Owner:**  Below are the Topics Discussed with Graham Calley (New Owner) at a  Meeting held in the hub on 29 June 2021 Their new website is **riverviewcountryparks.com**    **Present:   Graham Calley, Bill Gray, Janet Reid**  **Question: Who are the new Owners / Company Name, also is Riverview name being kept, as the name has a bad reputation regarding payment to companies during C. Whyte’s reign.  Answer:**  The Company Name is Camelo. It is a Scottish registered company with 3 directors. Two are Scottish, and one of them is domiciled in Ireland along with the third director. One or both of them intends to visit once a month and Graham will be resident in the farmhouse until he finds another property and on site at least 5 days a week.  Graham is well aware of the bad reputation in the past due to non-payment of bills to contractors. He has been going around the area contacting various businesses explaining this is a completely new company who do pay their bills, and have no association to previous Riverview owners.  **Question: Residents’ are concerned about whether the bank account has been taken over by the New Owners, so Residents’ don’t become “in arrears” to New Owners by paying wrong company.**  **Answer:** Camelo have taken over everything from B&T including the bank account so residents’ can continue to pay into the same account as before. Graham did say that they will be changing their payment system, updating it with either SAGE or Quickbooks and residents will be notified.  **Question: The handling of the sale / Letter notifying Residents. / Written Statements / Park Rules.**  **Answer:**  A letter will be forthcoming to all residents in the coming week explaining who the new owners are etc.  The Written Statements will remain as they are. Park Rules will be enforced e.g. Racism, bad behaviour, bullying etc will NOT be tolerated. He said written warnings will be issued for such behaviour, “3 strikes and you are out”, as he put it.  **Question: Sewage across the site / water supply**  **Answer:**  There will be an expert coming up from Chester, who will do an in-depth survey of the complete sewage system, using infra-red probes etc, whatever it takes to determine any damage. Graham even talked about the possibility of them having a water filtration unit installed.  **Question: The future of the Hub / area for the Residents.  Answer:**  The Hub will no longer be a resident’s area and it will become Sales office/work space. However, there will be a new residents’ area, when the new buildings are created in the area where the derelict buildings are at present.  **Question: The signage across Riverview as a safety concern (Ambulance etc) / Springbank sign** **removed.**  **Answer:** Fiona had previously enquired and new signage for the whole site will be put up soon, he confirmed that with us, there will be uniformed signage (new logos etc) across the whole site.  **Question: The siting and upkeep of the defibrillator as a safety concern.  Answer:**  He said the defibrillator will most likely be moved to the new buildings when they are created, however he would like Residents Association input in deciding exactly where. The cost was mentioned but he said it was minimal.  Janet is currently doing weekly checks of the Defibrillator as it had not been checked for a long period of time, according to the records.  **Question: The plans for the older properties and the security of their owners.**  **Answer:** He said that there are certain premises on the older part of Riverview which are not habitable (we are aware of these homes he is referring too). He also said that they are going to be spending a vast amount of money, upgrading the whole site, however it has to be a “two way street” and residents’ are expected to ensure their homes are in a fit and proper condition to raise the appearance of the whole site.  **Question: Who owns the land? Fiona previously mentioned the lease and got the impression it will continue.**  **Answer:** Graham said that this information is company business. We are aware the leasehold is for approximately 170 years so it should not be a concern to residents.  **Question: Electricity cabling resilient enough to allow for recharging car batteries and heating homes, and low level street lighting. Also letter from D. Heath regarding this.  Answer:**  Graham has told us that they will be installing car charging stations as part of the new buildings. Lighting was also discussed and Findhorn area is the first area to be targeted.  We passed on the letter we received from David Heath and Graham is well aware of the details within. He did say that he will be surprised if the date of 2025/ 2030 pencilled in by the Government will be achieved.  **Question: Ongoing dispute with J Davidson especially the Rowan Road area also heavy farm equipment travelling through the park. Fishing access to river / disabled.  Answer:**  He has already had a meeting with J. Davidson and a mutual agreement has been reached, regarding the boundary at the bottom of Rowan Road, the new owners will clear that area so the farmer can erect her gates. Beech avenue area will also be completed.  We asked about access to the river and he told us there is an area they are looking at updating for the purpose of fishing, cycling and walks etc  **Question: Can our Volunteer Group still continue to operate?   Answer:**  Graham is more than happy for the volunteer group to continue however it has been agreed that before starting anything, we will run it by him first. We also agreed that anything we do will be tasteful and in keeping with the image that the company are trying to achieve.  We asked of the possibility of having an area for a community garden, he said we can walk around the site and determine where it could go.  **Question: Plans for the site and possibility of a weekly work schedule for the notice board.**  **Answer:**  Graham thought the weekly work schedule on the notice board was a good idea.  They are keeping Debbie on for Tuesdays and Wednesdays. Mendes and a new groundsman named Paul have already been employed full time. Paul is currently living in Norman’s caravan up Rowan Road.  Work has already begun at Findhorn Area and there are lodges ready to be transported up in the very near future.  The derelict buildings were meant to be getting demolished during the second week in July, however Graham received a call, informing him it may be a week or so later. There will be signage going up to inform residents about this.  The new buildings are to be in a courtyard style. There will be a restaurant, coffee/bistro area, shop and residents’ area. A car park will include disabled parking and as previously stated, electric car charging stations. He also said they are going to have electric bikes for hire or sale and repair.  Graham has stated that he is happy to work with the Residents’ Association and will also ask for our input in certain matters.  He has already visited a resident yesterday who requested to have a summerhouse installed in her garden, he has made her day by agreeing to this and has told us he is willing to consider all residents’ requests, and as long as things look respectable, are fit for purpose and well maintained, he sees no problem.  All in all the meeting was open, well received and respectful. Graham said we surprised him as he thought we were coming with a load of complaints regarding “the new verses the old areas” of Riverview. We told him it was quite the reverse and that this committee was fighting for the Residents’ across the whole of Riverview Country Park.  **Boundary Dispute:**  Since the meeting Graham Calley had with Jenny Davidson, there  has been a further incident where she has felled a number of trees and used them to block access to the river. Graham was extremely angry that she has gone back on her word and is looking into whether she has the right to fell trees without the permission of the Scottish Forestry Commision.  The work at the end of Rowan Road will commence with the new owners clearing the area and then the gates will be erected by J. Davidson’s staff.  All other boundary areas will be in accordance with the Land Registry Map as unfortunately the law is on Jenny Davidson’s side.  Compliance includes **not interfering** in any way with the contractors who will be doing the work.  **Post Box:** Residents will be glad to know that the Post Boxhas now beenmoved to its new position outside the gable end of the Office, so there is no need to leave outgoing mail in the Office from now on.     1. **Coronation chicken:** 2. *Enjoy this British classic as a salad, sandwich filing or jacket potato topping*   **Ingredients:**   * 1 chicken (about 1.5kg/3lb) * 1 cinnamon stick * 5 black peppercorns * Pinch of saffron * 4cm (1½in) piece of ginger * 2tbsp curry powder * 5tbsp good mango chutney * 50g (1¾oz) dried apricots or dried mango, finely chopped * 200ml mayonnaise (home-made if possible) * 200ml (7fl oz) Greek yoghurt * 2tsp Worcestershire sauce * Handful of coriander leaves, chopped * 50g (1¾oz) flaked almonds, toasted   **Method**   1. Put the chicken, cinnamon, peppercorns, saffron, 1tsp salt and half the ginger in a large pan, and cover with water. Bring to the boil, cover and simmer for 1½hours. 2. Remove the chicken and let it cool. Remove the meat and cut into bite-sized pieces. Chop the remaining ginger and heat with the curry powder in a dry frying pan until fragrant. 3. Transfer to a bowl and add the mango chutney, dried fruit, mayonnaise, yoghurt and Worcestershire sauce. Add the chicken, stir and season to taste. Chill until ready to serve. 4. To serve, stir though the coriander and scatter with the toasted almonds.   **ENJOY !!**  **Riverview Park Residents Association (RPRA)**  **Run by Residents for the Residents**  **Membership**  is open to all home owning residents with the exception of all Riverview  Country Park Staff. As a member you will also have membership to the  Scottish Confederation of Park Homes Residents Associations [S](https://www.naphr.co.uk/)COPHRA ([**www.scophra.scot**](http://www.scophra.scot/))  This a voluntary organisation who give advice on Mobile Home Law – Written Statements – Problem Solving etc. Riverview Park Residents Association (RPRA) has been recognised by the Park Owners as a Qualifying Residents Association.  **Membership is £5 per home per annum**  **Chairperson**  Fiona Graham  **shapeybeings@googlemail.com**  **Secretary**  Bill Gray  [**billgray479@btinternet.com**](mailto:billgray479@btinternet.com) Phone: 07872498494  **Treasurer**  Mavis Jewitt  [**chickenbones@tiscali.co.uk**](mailto:chickenbones@tiscali.co.uk) Phone: 01309 674803    **Other Committee Members**  Janet Reid  **Janmreid@btinternet.com** Phone: 07766 716077  Morag Groundwater  **Morag.Groundwater@gmail.com** Phone: 07895 528100  Anyone wishing tojoin / rejoin**,** please contact **……….**  **Mavis Jewitt 90 Beech Ave or Bill Gray 1 Grosvenor Park.** Membership is still only £5 per year.  We are working for the benefits of all residents on Riverview Country  Park**……** Stronger Together !  Sincerely Bill (Secretary)  Email: [billgray479@btinternet.com](mailto:billgray479@btinternet.com) Tel: 07872498494 |