



# Prospect Manor Residents Association

## November 2014 Newsletter

Dear Neighbour,

We hope you find this newsletter useful and informative. Should you wish to obtain more information regarding the Estate, contribute items for the next newsletter or have any feedback, please contact a Committee Member or visit the website [www.prospectmanor.net](http://www.prospectmanor.net). Alternatively, you can email [info@prospectmanor.net](mailto:info@prospectmanor.net)

## 2014 AGM

We have confirmed a date for this year's AGM. It will be held in Rathfarnham Golf Club at 8pm – 10pm on Tuesday 18<sup>th</sup> of November, 2014. We would encourage all residents to attend as it will be your opportunity to put your views across to the committee and your local representatives who will be invited to attend.

### Agenda:

- |  |           |
|--|-----------|
| - Introduction by Chairperson              | (5 mins)  |
| - Annual projects and 2014 accomplishments | (25 mins) |
| - Q & A for Councillors                    | (30 mins) |
| - Neighbourhood Watch & Crime update       | (10 mins) |
| - Financial update from Treasurer          | (10 mins) |
| - Any Other Business                       | (30mins)  |

Remember it is **YOUR ESTATE**; the committee are only co-ordinating communication on behalf of all the residents, so we need your input. By attending, you can voice your views and concerns to your local Councillors.

### Stocking Lane Housing Development

You will have noticed that the land at the end of Stocking Lane was recently sold by Nama to a property Developer. It is expected that the developer will shortly apply for planning permission for this site. This Development could accommodate over 300 units based upon previous planning applications for the same site.



A number of residents have highlighted concerns regarding the implications of additional traffic exiting out onto Stocking Lane. Only when a planning application is submitted can individual residents make submissions regarding any concerns you may have regarding traffic implications ...etc... We will outline the process at the AGM.

If you are concerned, please turn up at the AGM so we can discuss the matter, highlight any concerns to our local Councillors and agree a plan of action.

### Crime prevention:

Again as the level of opportunistic crime tends to increase during the winter, may we take the opportunity to reconfirm that the telephone number for Rathfarnham Garda Station is 01 6666500 and Tallaght Garda Station is 01 6666000. Rathfarnham is a substation of Tallaght.

We will have an update at the AGM regarding the proposal to install CCTV at the estate entrance.



## **2015 Calendar:**

### **Annual Subscriptions**

- The Association has managed to contain expenditure during 2014 but we are under increasing pressure to ensure expenditure is less than annual subscriptions. The Annual Subscription funds Estate maintenance & landscaping projects, all grass cutting, pays for the annual Fun Day (bouncy castles, refreshments & face painter ..etc.), regular newsletters, website maintenance (now containing details of a large number of local services), SMS messaging alert service, annual cleanup day and all other administration costs in relation to the estate. Collection of 2015 Subscriptions will commence on at the start of April

### **Clean-Up Day**

- The 2015 Cleanup Day will be held early in April.

### **Fun Day**

- The 2015 Fun Day will be end of June. Remember, parents need to attend on the day to sign-in their children.



### **House Parties:**

With the Festive Season approaching, residents will be holding house parties. Maybe you could invite your neighbours and get to know them better.

### **House Insurance:**

As we all strive to manage our bills, it might be a good time to review the cost of your property insurance. While competition between Insurance companies may realise more competitive premiums, residents should review the amount for which you are insuring your property (insurance should cover the rebuild costs not the resale value of the property). The Society of Chartered Surveyors Ireland has an online tool to assist in calculating the rebuilding costs of a property. Checkout [www.scsi.ie](http://www.scsi.ie) for more details. Remember to allow for additional cost of site clearance.

### **Snow Plan:**

The Snow Plan is saved on the Prospect Manor website. Additionally we have our salt ready this year. Let's hope we don't need either!!

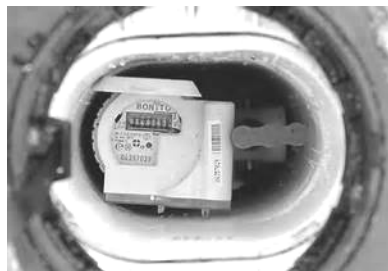
### **Green Bin:**

Remember to position your green bin so it doesn't blow open during the night and spread litter around the estate. Also while we do have someone collecting litter in the main greens, could we ask all residents to help by picking up any litter you see outside your house.

### **Lost Glasses:**

Did your child leave a pair of glasses on a garden wall in Prospect meadows. If you have misplaced a pair of glasses please contact David on 086 2427701 so we can organise their safe return.

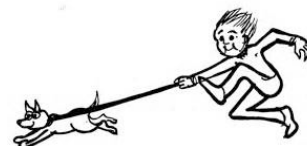
### Water Meters:



The Association does not have the resources to get involved in the Water Meter debate. Should you wish, you will have an opportunity to communicate your thoughts to your Councillors at the AGM. However we would like to take the opportunity to remind residents to check the meter outside their house, note the reading and recheck later (without running any taps or flushing toilets in the meantime). This will allow you determine if you have a leak between your meter and your kitchen sink.

### Pet Owners:

Thank you, to Residents who are cleaning up after their pets. We have noticed an improvement in this issue although your continued support is required to eradicate the issue of dog litter in grass areas around the estate. Remember, children are playing on the same grass!



### Bogus Callers and Distraction Thefts

Beware of bogus callers. One scam currently being used is a caller who wants to check the water pressure, leaking taps or something along those lines. The householder lets him in, and is careful to accompany him as he goes to the kitchen or upstairs..etc., so he gets no opportunity to steal anything. However, the thief has an accomplice. As the first thief enters the house he politely closes the door behind him but unnoticed by the householder, he puts it "on the latch". Then while he and the householder are busy elsewhere, the second thief enters and steals any small valuable items that he/she can find. The advice is simple: always ask callers for identification (ID), and don't let anyone into your house if they can't provide it. If a caller can't provide ID, close the door and give a ring to the Gardaí in Rathfarnham, on (01) 6666500; they'd love an opportunity to interview these individuals.

### Traffic Calming within the estate



SDCC have recently installed new 'speed ramps' as a speed calming measure for health and safety reasons. The truth is these speed ramps will NOT work by themselves. Drivers can still go over the ramps at high speed and rapidly accelerate between ramps.

The only way the speed ramps will work, is if they act as a **reminder for us to slow down** when we are under time pressure or lost in our own thoughts. We have to consciously choose to drive slowly in our estate. PMRA would like to thank you for all your support

We would also ask parents to remind their children of the dangers of playing near the road or running out from behind parked cars. It is not fair or safe to assume that the motorist will always be able to stop quickly enough to avoid an accident.



### Local Services Database:

Help us build a Prospect Manor 'recommended Tradesperson & Service Database'. If you were happy with a company or an individual tradesperson who did some work for you, please send us their details. Email the website. Current recommendations & adverts include local builders, cleaners, babysitters ..... And lots more .....

**Website:**

Be sure to check out our website [prospectmanor.net](http://prospectmanor.net) for the latest information. We also post our current events on our facebook page.

We are always looking for good positive news articles regarding Prospect Manor or their residents. Competition winner?, Food Recipe?, Artist? Let us know and we will post it on our news section.

We have a photography section if anyone would like to submit their images. Basically anything creative by residents is welcome to the prospect manor website.

Help us make this residential association website the best in Ireland.

**Committee Members:**

As ever, new faces are always most welcome to the Residents Association Committee, in fact it is important that there are new faces with fresh ideas. There are only 4 or 5 meetings a year which rarely last more than an hour or so. Anyone who would like to be involved in the Association should contact any existing Committee member or email [info@prospectmanor.net](mailto:info@prospectmanor.net)



Maybe you are employed in the legal profession and could offer general advice to the Committee during the year? Or are you a tradesperson that can assist in estate maintenance? Or can you write an App for the Association? Or maybe you are at home during the day and can offer to distribute newsletters to your road?

**Rathfarnham Golf Club**

Over the last few years the Residents of Prospect Manor have held our AGM in Rathfarnham Golf Club. We are fortunate to have such an excellent facility right on our doorstep.

John Lawlor, the manager, has kindly informed us that residents of Prospect Manor can now book the function room for private parties. This venue is ideal for Christenings, Birthday Parties and all types of social functions.

Capacity - up to 130 people

Full bar and wide selection of menus available.

Please contact John Lawler at [johnlawler.rgc@gmail.com](mailto:johnlawler.rgc@gmail.com) or 01-4931201



**Thank you for your support throughout the year  
and we look forward to seeing you at the AGM  
on Tue 18<sup>th</sup> Nov at 8pm in Rathfarnham Golf Club  
(2 minutes further up stocking lane)**

**[www.prospectmanor.net](http://www.prospectmanor.net)**