

# DEEPDENE VALE PROPERTY OWNERS ASSOCIATION

## Newsletter August 2008

### CHAIRMAN

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### SECRETARY

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### NEIGHBOURHOOD WATCH

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Firstly we would like to **welcome** those residents who have moved into the Vale since our last Newsletter. Should you have any questions about the Vale or Dorking itself, you will find any member of the committee and the other residents very approachable and willing to help.

The **Deepdene Vale Property Owners Association** was formed in 1931 and indirectly owns the road itself and the verges alongside through Trustees who are residents of the road.

The Association is run by a **committee** consisting of those above, together with Howard Chick (24); Barbara Witts (59) and Alec Dewdney (25). We would welcome other new members – please contact the Secretary or Chairman if you are interested.

The committee concerns itself with matters affecting the residents as a whole such as road maintenance (including gritting when needed), speeding, parking, road lighting, planning applications affecting the area and the Neighbourhood Watch scheme.

### Trustees

The following have been registered with the Land Registry as Trustees – Howard Chick, David Merrikin, Tom Smail and Dennis Strudwick (No.53).

### State of the road

Howard Chick has been liaising with the Contractors who did the last resurfacing and he has produced the following report in response to some concerns expressed by residents.

‘Our road was resurfaced approximately two years ago. This resurfacing work consisted of trimming road edges, repairing pot holes, clearance of debris, laying of 80s Polymer Modified Hot Bitumen Emulsion and the rolling in of 6mm brown shingle by a 2 tonne vibratory roller. The work was carried out in good weather and completed on schedule. The excess shingle that provide additional protection to the new surface were swept up at a later date following resident's concerns. The road has been maintained regularly in this same way over the years.

The road construction is not to a modern design, is not laid to falls and does not have a set camber or an adequate drainage system. As such the road is subject to occasional failure and puddling in isolated areas.

The traffic volume in the road has increased considerably over the years. This causes increased damage to the road due to additional loading and wear due to more car journeys, fast driving and a vast increase in lorry deliveries. The road surface also deteriorates when drivers turn their car wheels when the car is not moving, particularly when turning around or entering or exiting a driveway. This creates a localised scuffing of the surface, particularly in warm weather, that removes the shingle and exposes the bitumen. If this happens the sprinkling of sand over the bitumen will help prevent sticky patches occurring.

As the road does not have a kerb or a proper designed drainage system, puddles will form on the surface when it rains. Without an adequate drainage system, any attempt to raise these areas will simply move the water elsewhere as there is unlikely to be either a fall to a drain or a drain nearby. The installation of a surface drainage system would be both very disruptive and very, very expensive. The existence of the grass verges helps to improve the drainage of the water away from the road, so removing the verge to create a larger drive will also tend to increase this problem.

The road surface will probably now need to be resurfaced on a much more regular basis rather than every fifteen years and, as a bitumen emulsion and shingle surface dressing cannot be repeated over and over again, a more expensive surface will probably have to be used in the future. In the meantime, careful driving will preserve the surface as long as possible.'

## **Annual Subscription**

The **annual subscription** has been increased to £35 for 2008. This is to ensure that we can build up a 'sinking fund' so that next time the road needs to be resurfaced, there will be funds available. It should be noted that these funds are used for the maintenance of the road, including signage, etc., administrative costs and public liability insurance. The payment will be due by 30th September and will be requested in a few weeks time with a copy of the latest accounts.

## **Parking**

Inconsiderate parking is still a problem. Please impress on **ALL** visitors and workmen that it is a continuing nuisance to the residents of the Vale and a danger to us all, if access for the emergency services and to private driveways, is blocked. It would also be much appreciated if the 'Turning Circle' was left for just that purpose.

## **Verges**

Although the verges are owned collectively, each property owner is responsible for the upkeep of the grass verges and hedges/fences bordering their property. It is very important that they be kept clear for pedestrians (particularly children) as the traffic in the Vale is certainly not decreasing. The grass verges are an important part of the attraction of the Vale and any work involving alteration to the verges should be referred to the Trustees in advance of any such work being undertaken. The co-operation of all residents in this matter would be appreciated.

## **Road Safety**

With an increasing number of young children using the Vale, it is important that all drivers should show great care while driving in the the Vale, especially when negotiating the unsighted areas such as the bend at the turning circle.

## **Street Party**

The party held at the end of June was voted a great success by all who attended. It provided an occasion when we could meet neighbours, both old and new, and was enjoyed by young and not-so-young alike. Our thanks are due to Vanessa Chick and her many helpers and we hope that it will not be too long before we can have another party.

Dave Merrikin  
(Secretary)