

INFORMATION NOTICE



(085) 287 9239



www.eaglevalley.ie



eaglevalleyresidents@gmail.com



Eagle Valley
Residents Association

Support Your New Eagle Valley Residents Association

Dear Householder (Resident or Landlord),

I am writing to request your support with the newly formed Eagle Valley Residents Association.

You will have noticed how Eagle Valley Estate has recently deteriorated. The developers, O'Brien & O'Flynn Ltd., recently stopped grass cutting and maintenance of the Estate with the significant delay in taking in charge of the estate by Cork County Council.

We have made representations to O'Brien & O'Flynn, on foot of which they have temporarily restarted grass cutting and maintenance but this is not guaranteed to continue beyond the next month.

When Cork County Council does eventually take Eagle Valley in charge, as yet an unknown, it will not, despite the property tax, look after grass cutting, weed control and shrub maintenance. That responsibility is with ourselves, the house owners of the estate and, as in other estates, we need to organise ourselves to collect financial subscriptions and look after the well being of the estate.

Formation of Residents Association: In response to the situation and a number of other issues in the Estate, a meeting of residents was held on June 5th to form the Eagle Valley Residents Association.

The Resident's Association's goal is to ensure that Eagle Valley is a clean, safe and well maintained estate, an estate that we can be proud to live in. Minutes of the meeting are attached. A Constitution was adopted – also attached for your information and a Committee of volunteer residents was formed.

Subscription Fee: In preparation for funding the maintenance of the Estate, the meeting decided on an annual subscription fee as being required from each house.

The cost per household is €60 per house, whether rented or owner occupied. We have attached payment details for the subscription and the details of the Representative, a neighbour from your house row, who will be collecting the subscription and will present identification.

Please remember that the Representatives are volunteers and giving their time freely. So please have the subscription ready for them or even better, drop it in to the Representative.

Support: The Church of Jesus Christ of Latter Day Saints very kindly provided us with facilities to meet and have done so since. Over 50 Residents and Landlords attended the meeting. PJ Hourican of Bishopstown Community Association kindly facilitated the meeting. A number of Councillors also attended.

Estate Clean Up: On Monday July 7th at 7:00 p.m., we are organising an estate clean-up. This is a great opportunity to meet your neighbours and start to ensure that our estate is clean and safe environment for everyone. We urge everyone, parents, children, tenants and house owners to get involved. We've received support from Garden Maintenance Services, Sound Store, Whytes Centra and O'Connor Funeral Homes.

Mailing List & Communications: Details of future meetings will be displayed at the front of the estate and via our online media. Join our mailing list on the form attached or email eaglevalleyresidents@gmail.com Talk to your area representative or visit us on Facebook or Website (www.eaglevalley.ie)

Finally, we welcome and urge your input, involvement and comments in this effort.

Yours faithfully,
Gwen O'Caoimh
Secretary, Eagle Valley Residents Association
1st July 2014

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Eagle Valley
Residents Association

Eagle Valley Residents Committee

- Chairperson: Denise Kennedy
- Vice Chairperson: Michael Coleman
- Secretary: Gwen O'Caoimh
- Vice Secretary: Gillian O'Brien
- Treasurer: Jennifer O'Brien
- Vice Treasurer: Martina Cleary
- Sub Committees:
 - Committee Member: Chris O'Neill
 - Committee Member: Paul O'Farrell
 - Committee Member: Debbie Curran
 - Committee Member: Audrey Barrett
 - Committee Member: Kimberley McSweeney

Eagle Valley Representatives

Representatives, a neighbour from your house row, have been assigned to rows of houses throughout the estate.

Please remember that the Representatives are volunteers and giving their time freely. So please have the subscription ready for them or even better, drop it in to the Representative.

Representatives collecting the subscriptions are listed below and will present identification.

Representative	House No.
Paul O'Farrell	1-16
Audrey Barrett	17-30
Michael Coleman	31-42
Kimberley McSweeney	43-54
Debbie Curran	55-72a
Darren Brennan	73-84
Denise Kennedy	85-98
Kevin Hodnett	99a-112a
Gillian O'Brien & Marie Coughlan	113-134
Sheila Robinson	135-142
Iowna Sienicka	143-154
Gwen O'Caoimh	155-170
Sheila Robinson	171-194
Martina Cleary	195-210 & 211a-222
Arlene Wiseman	223a-238a
Aileen O'Shea	239a-254
Jennifer O'Brien	255-262a & 263-270 & 271-274a

Subscription & Mailing List



Paying Your Membership Subscription

In preparation for funding the maintenance of the Estate, the meeting decided an annual subscription fee required from each house. **The cost per household is €60 per house whether the house is rented or owner occupied.**

The subscription can be paid or collected by your Representative who is a neighbour in your street. Please remember that the Representatives are volunteers and giving their time so please have the subscription ready for them or even better, drop it in to the Representative.

Your neighbour, (Representative Name) of (House Number) is the designated Representative in your area and will call to your household between and to collect your Subscription and details for the mailing list.

Alternatively, please drop your subscription to the Representatives house.

The Representative collecting fees will have Identification and will issue you with a receipt on behalf of the Association.

Payment Method:

- **Cash**
- **Cheque (made payable to Eagle Valley Residents Association)**
- **Credit Transfer Details:**
 - If paying by credit transfer, please advise your collector and when it will be set up.
 - **Please ensure your house number is in the narrative.**
 - Bank of Ireland A/C Number: 69232184 Eagle Valley Residents Association
 - National Sort Code: 902645
 - IBAN: IE52 BOFI 902645 69232184
 - BIC: BOFIE2D

Join the Eagle Valley Residents Mailing List

We are compiling a mailing list of householders and residents in the estate. This is to keep you up to date on developments in the Estate and the activities of the committee.

House No: _____ Landline Phone: _____
Name: _____ Partner's Name: _____
Email Address: _____ Email Address: _____
Mobile Phone: _____ Mobile Phone: _____

Please tick as applies:

I am the Resident Owner _____ Tenant _____ Landlord _____ of this property

Landlords:

In the case of landlords, we would appreciate if you could provide their contact details and we will contact them for permission for inclusion in the mailing list.

Name: _____ Mobile: _____ Landline: _____
Email: _____ Address: _____



Minutes

Formation Meeting, Eagle Valley Residents Association

5th June 2014 Guest Chairperson:- PJ Hourican, Bishopstown Community Association

Present: Cllr Michael McGrath, Cllr Seamus McGrath, Madeline Teeny – Council Area Officer, Carrigaline, Cllr Deirdre Forde, Cllr Donncha O'Laoghaire, Cllr Marcia Dalton, Catherine Miller (Greenwood Estate & Togher Tidy Towns),

Chairman PJ Hourican from the Bishopstown Residents Association helps establish association and chair the meeting tonight

1. **Adoption of the Constitution:** The constitution was reviewed and its adoption voted by the meeting attendees. It can be changed at an Extra Ordinary meeting.
2. **Election of Committee Members:**
 - Chairperson: Denise Kennedy
 - Vice Chairperson: Michael Coleman
 - Secretary: Gwen O'Caoimh
 - Vice Secretary: Gillian O'Brien
 - Treasurer: Jennifer O'Brien
 - Vice Treasurer: Martina Cleary
 - Sub Committee (5 needed)
 - Committee Member: Chris O'Neill
 - Committee Member: Paul O'Farrell
 - Committee Member: Debbie Curran
 - Committee Member: Audrey Barrett
 - Committee Member: Kimberley McSweeney
3. **Communications:** Gwen has set up a facebook (Eagle Valley Residents Association), an email address(eaglevalleyresidents@gmail.com), and Teamer for SMS messages all which is noted in the constitution. Mobile and Website are being set up. Gwen is waiting on Mailing List of owners. Mailing List can be created when collection of Subscriptions is being done & a receipt book should be used.

Newsletter is being sent out with details of committee members.

Grass Cutting & Home DIY Care Services

from Garden Maintenance Services Cork

We, at Garden Maintenance Services Cork are proud to offer Eagle Valley House Holders a comprehensive, reliable and efficient gardening and house care service for you, your family members and your tenants.

As well as all year round lawn and garden maintenance services, we also provide pressure washer cleaning, gutter cleaning and general gardening services such as weeding, planting, hedge cutting and general tidying.

We can even help with home care jobs such as window cleaning, painting exterior doors, paint window sills, replace fallen bricks etc.

We can provide a regular garden maintenance service or perform a simple one off job. What matters most to us is that our customers are 100% satisfied with all the work we do. We take great pride in the quality of our gardening work and want nothing less than your complete satisfaction with all our services.

Let us make life easier for you!

Special Offer!

for Eagle Valley

Grass Cut @ €15

(Normal €20)

Call Robert on (085) 134 0077



Minutes

4. **Subscriptions:** The budget for the maintenance of the estate was discussed.
- A) Estimate 10K for the maintenance of the estate, grass cutting etc, needed with frequency
 - B) Insurance – will be discussed at a later date, Public Liability Insurance may be needed for any social events. Committee to investigate
 - C) Website – assistance needed in the setup of website.
 - D) Phone – Estate phone needed, someone on committee will be responsible for.
 - E) €1,100 needed for the following:-
 - € 200 – Teamer/SMS Messaging
 - € 300 – Photocopying
 - € 300 – Signage
 - € 300 – Meeting Room
 - € 50 – Bank Charges

Approx 300 houses in the Eagle Valley. Assuming payment from two thirds (205 houses), a proposal of €54 was discussed (this may need to increase depending on fulfilment rate). Meeting attendees proposed to round up the figure to €55 per house and the rate was finally agreed of €60, this was proposed and seconded and voted as agreed by attendees.

5. **Treasurer:** Proposed opening a Bank of Ireland account, this was agreed and second. PJ Hourican states that the constitution sets out who signs cheques, ie. Chairman & Treasurer

Collection of Subs is broken down according to area.

Question:- How do we collect from Landlord

Chairman:- The tenant is informed and it is then between the landlord & tenant

Collection of subs, collectors should be in pairs and a direct debit facility will be available.

6. **Estate Clean-up & Taking In Charge**

Cllr Deirdre Forde (Maryborough CP) responded to the question of what can the council provide to assist residents in cleaning up the estate? The Council can provide on the clean-up day, bags, gloves and they can also take away the rubbish on a specified day. Amenity Grant – this grant is available for 75% of a tangible items, this item must have a shelf value of 5 years. Speed Bumps, Tree Topping, Legislation Pending – trees encroaching on neighbours. Eagle Valley need to prioritise what we want tackled and Deirdre will help in any way she can.

Marcia Dalton – Pembroke Wood, passage west: Marcia gave their experience in their estate in 2006. The estate is of similar size as Eagle Valley, they got 3 quotes for grass cutting. Estimated that 50% of houses would pay approx. € 70, that estimate was correct. They offered the option of 2 instalments, some houses availed of this and as the years went on people were attempting to pay only €5 a week – which put huge and unnecessary pressure on volunteer collectors. So their learning was the best way was on payment paid up front. Their builders have gone into liquidation. Passage West had a problem with bonfire night, so residents organised an “organised” bonfire. It therefore was cleaner, they provided music, games & sweets.

Cllr Seamus McGrath: Reiterate the previous comments and emphasised the need to keep residents interest and involvement going. Spoke of the challenges of collecting money and the Amenity Grant – 75% purchase of something tangible (doesn't cover grass cutting). Applications are open in September for a month. Eagle Valley would need to cover 25% of the cost. Apply in advance. Clean-up, council will assist, they won't provide a skip. Give advance notice and the council will do their best.

Madeline Teeny – Council Area Officer, Carrigaline: Question was raised as to what needs to be done to take the Estate in charge? The Council was anxious to take Eagle Valley in charge but couldn't due so to date to issue with Irish Water and a pumping station in Doughcloyne industrial estate which is awaiting resolution. This could happen in a week, months or longer. When they do take charge of the estate – public lighting, pot holes, sewage, drainage etc – will be their responsibility but not the grass cutting. The Council has made Snag list of all issues, an Engineer went through snag list. Concern was raised on boundary walls falling down due to poor mortar and the danger it posed to children.

Cllr Donncha O' Laoghaire complimented the way the meeting was being run and that there was unity and determination apparent with the residents involved. Cllr Donncha echoed all the previous points. Donncha lives nearby in Brook Avenue and states that it is worth pursuing community & business support and he will assist where possible.

Chairperson highlighted to Councillors the need to ring fence some of the property tax to remove the burden of collecting money from volunteers in Residents Associations.



Minutes

7. Issues in the Estate were raised and discussed

- 1) Grass Cutting – All residents to keep ringing O'Brien & O'Flynn until cut. Contact O'Brien & O'Flynn and remind them of their responsibility for upkeep until handover (Chairperson)
- 2) Requesting that O'Brien & O'Flynn cut the grass from now till the end of year, we are not asking them to do it all the time (Treasurer).
- 3) Boundary Walls – Hazard. Council are saying that the red brick walls are the house holders responsibility
- 4) Speed & Traffic – The danger of the central road – Check plans with Council.
- 5) Funeral Home – Funeral parking creating access issues to the estate
- 6) Inadequate parking – Fire brigade couldn't easily access a house recently with parking on foot paths
- 7) Parking on footpaths
- 8) Rented Properties & their poor external maintenance. Value of all our houses reduced as kerb appeal dies.
- 9) Anti-Social behaviour & desire for Neighbourhood watch. Contact with the Community guard, John Long
- 10) Social events to create a sense of community spirit - Deirdre Forde stated when organising a BBQ it can be a fantastic social event. Insurance is needed. Organised sports days for the kids, keep it simple.
- 11) Introduce Litter bins
- 12) Estate Clean up days– get kids involved. Marcia - Passage West place a big notice board at the start of the estate announcing the clean-up dates. Kids need to be monitored, best day is a bank holiday. Chairperson -Clean-up is provisionally set for 28th of June (three weeks time). It can be cancelled if needs be.
- 13) Greenways plan – needs to be monitored, Doughcloyne Ind Est is a zoned.
- 14) Noise from Industrial Unit in Doughcloyne
- 15) Pedestrian Crossing
- 16) Planting at entrance & Rubbish at entrance
- 17) Access to playing fields (talk to O'Brien & O'Flynn regarding this)
- 18) Road de-icing
- 19) Register with Council

The Chairperson opened the meeting to the floor

Catherine Miller (Greenwood Estate & Togher Tidy Towns) – Tidy Towns looked at Sarsfields Road, this would come under the County Council. They received great support & help and expects the same for us. Tidy towns have a load of long term projects. They didn't get to O'Connor's funeral home and state that the Initial work is hard but the maintenance is easier going forward.

- Scoil Stephan Noafa – have a horticultural department that can help with the planting of flowers as part of their course. The more you ask for the more you can get.
- Council will supply high Viz & litter pickers, they will also collect bags of waste.
- Tidy Towns meet at the community centre Sunday at 10.30am
- Chairperson brings meeting to a close and states that next meeting will be in October. Chairperson reiterates that the most important thing is to keep ringing O'Brien & O'Flynn

On behalf of the residents, thanks were issued to all the Councillors and PJ Hourican for their help.



Constitution *adopted 5th June 2014*

1. **Name:** The Association shall be called the Eagle Valley Residents' Association and shall incorporate Eagle Valley Estate & The Hedgerows, Wilton. The Association shall be non-political and non-sectarian. Membership of the Association shall be open, regardless of race, religion, nationality, age, disability or political views to the residents and house owners of Eagle Valley.
2. **Objects:** To ensure that Eagle Valley Estate is developed in the interests of the present and future residents; to secure the services and amenities to which the residents are entitled; to see that the Estate is properly maintained and to provide services for the members; to foster social activities and community spirit. To promote the work of the Association by keeping the residents in its catchment area informed of its activities. To develop and review an annual list of objectives so that the Association remains clear in what it is trying to achieve for its Membership
3. **Membership & Subscriptions:**
 - (a) Membership is open to all residents in Eagle Valley Estate.
 - (b) Any person who has paid his/her current annual subscription shall be deemed to be a member.
 - (c) Any person who has not paid his/her current annual subscription by 1st April, without due cause, shall cease to be member.
 - (d) Upon payment of such annual subscription as may be determined from time to time at any General Meeting, any number of adults from a household may attend meetings, but not more than one such adult from any one house shall be entitled to vote at any such meetings.
 - (e) A copy of the Rules shall be supplied to each new member on admission,
 - (f) Membership of the Association shall imply acceptance of each and all of the rules and of any and all additions and alterations which may be thereafter agreed to.
4. **Register of Members:** A register of all members shall be kept by the Treasurer.
5. **Management:** The business of the Association shall be administered by an Executive Committee consisting of a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, Treasurer, and at least two ordinary committee members. The Executive may co-opt members. Public Relations will be the responsibility of the Executive Committee,
 - a. **The Vice Chairperson** co-ordinates the Association activity programme.
 - b. **The Secretary** shall be responsible for the execution of Committee decisions, including all correspondence on behalf of and to the Association
 - c. **The Assistant Secretary** shall be responsible for the convening of all meetings and for the recording of minutes, circulation and communication with members
 - d. **The Treasurer:** The Treasurer shall receive all monies which are payable to the Association and shall be responsible for the lodgement of same with the Associations Bankers for the time being. He/she shall maintain proper records of receipts and payments and shall have possession of all documents relating thereto. He/she shall submit to every Executive Committee Meeting a Financial Statement, and to the Annual General Meeting a Statement of Accounts duly audited and certified by the Auditors up to 31 December preceding.
6. **Financial Expenditure:** (a) No commitment may be entered into without the prior sanction of the Executive Committee in committee. Cheques shall bear the signatures of the Chairperson or Vice-Chairperson and the Treasurer. The Treasurer may however purchase sundry items to a value of €100 subject to the subsequent sanction of the committee with the agreement of any one officer of the Executive Committee
(b) The Financial commitment of the Association whether immediate or contingent shall at no time exceed its assets. The Executive Committee may however call a Special General Meeting and submit to it proposals for expenditure on specific projects requiring extra finance together with proposals for collection
7. **Minutes:** At every meeting the minutes of the previous meeting shall be read, unless those members in attendance having been previously provided with a copy of the minutes shall unanimously agree to accept them as read. The minutes, when approved, shall be signed by the Chairperson before any other business is transacted.
8. **General Meetings:**
 - (a) A Special General Meeting may be convened by the Executive Committee at any time at its discretion
 - (b) A Special General Meeting may be requisitioned by one-third of the members stating clearly the purpose for which the meeting is required.
 - (c) If requested to do so by one-third of the members, the Executive Committee must call a Special General Meeting within one calendar month of receipt of notice.
 - (d) If the Executive Committee shall fail to convene such a Special General Meeting as last mentioned within one calendar month from the receipt of the requisition, the members whose signatures are attached to the requisition may at once proceed to convene the meeting in accordance with these Rules.



Constitution *adopted 5th June 2014*

- (e) The Annual General Meeting shall be convened not later than 14 February in each year for the following purposes:
 - i. To receive the Report of the Executive Committee and the Statement of Accounts of the Treasurer for the period ending 31 December preceding.
 - ii. To elect Officers and Members of the Executive Committee.
 - iii. To appoint the Auditors for the forthcoming year.
 - iv. To dispose of any other business as may be brought before the meeting subject to the discretion of the Chairperson.
 - (f) Business shall only be transacted at any General Meeting if one-quarter of the members or 25, whichever is the lesser, are present when the meeting proceeds to business.
 - (g) At least 7 days notice of a General Meeting in writing shall be given to each member of the Association, such notice to include an agenda
 - (h) Notice of a motion for a general meeting shall be submitted in writing to the Secretary not less than 4 days before the meeting, bearing the name of the Proposer and Seconder.
 - (i) The Chairperson at any meeting shall have a casting vote in the event of a tie.
 - (j) Except as otherwise specifically provided in these rules, all matters shall be decided by simple majority vote of the members present.
 - (k) The Chairperson or Vice-Chairperson shall preside at all meetings of the Association or Executive Committee. In their absence the meeting shall elect its own Chairperson.
 - (l) An up-to-date register of members shall be available at all meetings.
 - (m) That the Executive Committee shall prior to each A.G.M. ensure that there is at least one candidate for each vacancy for which an election is being held.
9. **Committee Meetings:** The Executive Committee of the Association shall meet at least once every two months. For all meetings of the Committee the quorum shall be four members. No decision shall be reached at any Executive Committee Meeting unless agreed to by two-thirds of the members present.
10. **Sub-Committees** (a) The Executive Committee of the Association shall appoint such sub-committees as they see fit.
(b) These sub-committees shall not commit the Executive Committee to any course of action, enter into any agreement either in writing or verbally with any person or group of persons or involve the Association in any expenditure of monies, except in accordance with Clause 8.
11. **Terms of Office:** (a) Officers shall retire annually, but shall be eligible for re-election. On the death or resignation of a member, the Committee will co-opt another eligible member of the Association. Any member of the Executive Committee absent from for Executive Committee meeting without due cause shall no longer be deemed to be a member of the committee and the vacancy created shall be filled by the Executive Committee in accordance with these rules.
(b) The Chairperson, Secretary and Treasurer shall not be eligible to serve for more than two consecutive years in the same capacity.
12. **Dissolution:** (a) The Association shall not be dissolved except by the direction of three-fourths of the members present and qualified to vote at a Special General Meeting properly convened for that purpose.
(b) It shall be the duty of the Executive Committee for the time being to bring before its members in accordance with these rules, a resolution for the dissolution of the Association if it shall be found impracticable for any reason to maintain the activities of the Association or if membership shall be below 50% of households.
(c) On the dissolution, the Assets of the Association shall be applied to discharge the liabilities of the Association in the first place. Any surplus then remaining shall be disposed of in such other manner as three-fourths majority of the members present at the meeting shall decide.
13. **Affiliation:** (a) The Association may co-operate with other Resident Associations with a view to successfully achieving its objects, but may not become affiliated to any other body or organisation except with the consent of the Annual General Meeting or of a Special General Meeting called for this purpose.
14. **Interpretation of Rules:** The Executive Committee shall have full power to decide any question that may arise for which provision is not made in these Rules.
15. **Amendment of Rules:** These Rules shall not be amended, added to or altered in any way save with the consent of three-fourths of the members present and qualified to vote at the Annual General Meeting or a Special General Meeting called for that purpose in accordance with these Rules.