

**The newsletter of the Board
of St Mary's (Ipswich)
Management Company
Limited and their managing
agent; EWS Limited.**



Welcome to the 23rd edition of the Newsletter.

Hello and welcome to the summer edition of our newsletter!

There have been a few changes since the spring, when we published the first photo of the directors of St Mary's (Ipswich) Management Board. We have recently said farewell to John O'Donoghue, our longest standing director. John has been on the management board for an amazing fourteen years. His experience and grasp of the issues and decisions facing the estate have made him an invaluable asset, and he served as Chair for several years before stepping down at this year's AGM in June. We thank him for his time and insight, his collegiate style of leadership and his great sense of humour.

We welcome Neil Miles and Tim Gornall onto the board. Neil moved onto the estate last year and has skills in strategic planning and budget management. Tim has lived here for nine years and has a strong commitment to sustainability and environmental responsibility. Both are looking forward to contributing to the continued improvement of our estate and to the community as a whole. We hope to have a new group photo for our next edition!

Padua & Simon House – Flats Forum

The very first 'Flats Forum' is to be held at 7.30pm on Thursday August 13th at The Case is Altered on Woodbridge Road. A room has been hired, and all who live in Simon and Padua House are warmly invited to attend.

This will be an opportunity for residents to discuss issues and concerns relating to apartment life on St Mary's. The focus will be on sharing and problem solving, and matters arising can, if necessary, be relayed back to the directors and EWS. It is hoped that lots of you will be able to attend, as even if you don't have any issues at present, it will be good to share different points of view and insider knowledge! We look forward to seeing lots of residents in a relaxed and convivial environment.

DATES FOR YOUR DIARY

Padua & Simon House & Estate Inspection Walkaround – all welcome meeting on the green at 9am Friday's: 23 October, 4 December, 15 January, 26 February, 9 April and 21 May

Eleanor Legg has once again kindly offered to organise the Picnic on the Green on September 20th. Please come, and if you are happy to help, contact team@ews.co.uk and your message will quickly be passed on to Eleanor.



WILDLIFE AREA

This fenced off area near Padua House has had several reincarnations, first as a play area, then a Mediterranean garden, and no doubt other things in between! Dominated by a magnificent giant redwood, it is a dry area, uneven and not easy to maintain. It favours plants that need little maintenance and is home to grasshoppers and possibly slow worms.

Perhaps you would like to construct an insect hotel, or build a hedgehog hideaway? If you have any ideas for encouraging and supporting wildlife in this area, please let us know via joanne.collins@ews.co.uk

EV INFORMATION

We know that several residents are keen to further explore EV charging following the meeting with Steve Cant after the AGM.

Various options were discussed regarding the logistics of installing EV charging to garages on the estate, and the need for neighbours to work together to pursue options. The directors will develop a position statement shortly, so all residents have clarity on requirements.

ELECTRIC SCOOTERS

A polite reminder that electric scooters are not permitted for use on the estate. Privately owned electric scooters are illegal to use on public roads, pavements and cycle lanes in England, not just in Ipswich, and can only be ridden on private land with the landowner's permission. No such permission is given regarding the St Mary's estate.

WATER SHORTAGES

With the lack of rain threatening to turn into a drought, comments have been made about the use of water to maintain our amenity flowerbeds. Up to the time of writing (and fingers crossed, beyond) the gardener is still allowed use of the standpipes as a commercial operator to water the flower beds with a hose. If the shrubs and the plants in the flowerbeds die, it will cost residents thousands of pounds to replace them.

We can help to limit water use by decanting water used for washing food, showers etc into a can to water nearby trees and shrubs. Some older residents may remember using bath and shower water similarly in 1976. A bucket in the shower to catch excess water does the trick!



Please use the Fixflo app or report any problems around the estate or in the flats using [EWS.fixflo.com](https://www.ews.fixflo.com) or by scanning the QR Code. Fixflo is a software package used by some management companies and it covers many subjects (not all of which are relevant to St Mary's) to streamline repairs and complaints, keeping all conversations in one place. Using the pictorial menu allows you to select from a wide range of issues, not just repair and maintenance, and includes community and/or amenity land use issues

KEEPING IN TOUCH AND MAKING CONTACT: The St Mary's website continues to be a work in progress, but considerable progress has been made! It can be found at this address- www.st-marys-ipswich.co.uk As well as using the Fixflo app, our property management company and the directors can be contacted by email - team@ews.co.uk The telephone number for EWS is 01473 216200. Our community notice board on St Marys Road can be used to advertise local events and small businesses. The latest copy of the newsletter is displayed there.