

COMMUNITY NEWSLETTER

The SMGV Residents' Association are pleased to keep you up-to-date with all the goings on within our community.

Read on to explore regular events hosted at our very own hub, new faces on the residents association, the winners of our drawing competition, and more.



FROM THE RESIDENTS' ASSOCIATION

SARAH COOK AND DEBBIE HALL

We hope you're making the most of the longer days and lighter evenings. There's lots happening across our community, and we're excited to share a few updates in this edition of the newsletter.

First, a huge thank you to Andrew Woolfson, who's stepped down as Co-Chair following a house sale. Andrew was instrumental in founding the Residents' Association - his wisdom and commitment will be missed!

We're delighted to welcome Sarah Cook as our new Co-Chair. Sarah's been a key part of resident groups from the start and is the powerhouse behind the Fix List. Her experience makes her a brilliant fit.

NEW FACES, NEW ROLES

Carl Dean (Fortis Fitness) joins as our new **Events Co-ordinator**, working with residents to plan community events. He takes over from Julia Batty, who's done a fantastic job over the past four years - organising everything from the Jubilee Hog Roast to Halloween. Julia's not going far though - she's staying on the committee to focus on Soft Landscaping.

Sophie Legg (Flow with Soph) is now our **Media Co-ordinator**. We're pleased to welcome someone of Sophie's experience.

COMMUNITY CHALLENGE

Got a clever idea for a name? We're on the hunt for a fun and witty title for our newsletter. A couple to get you thinking: 'Mary's Net' or 'Tweet Street Times'. Send yours to SMGVRA@outlook.com

FYI: ALL FURTHER PLANTING HAS BEEN HALTED FOR 3 MONTHS (JULY 2025)

We've handed over a detailed, road-by-road Fix List to Edenstone and Elite - over 20 pages! You can view and add to it at our monthly coffee mornings (first Saturday of the month). If you've spotted something that needs fixing, come along and let us know. Coffee and cake are provided by residents. There's no charge, but small donations help us keep the tea and squash flowing.

We're also actively seeking updates from Edenstone and Elite on SMGV Ltd.'s accounts, speed and traffic concerns, planting and maintenance, playground, village signage, overhaul of ponds, pumping station, drainage and fire hydrants. Meeting notes and updates are available at each coffee morning.

ESTATE MANAGEMENT AND GOVERNANCE

At a recent coffee morning, it was brought to our attention the confusion between the residents association, Elite and Edenstone. We hope this next section provides some clarity.

SMGV LTD.

- Is a Registered Company
- Membership is limited to freeholders and leaseholders

Whilst still in development phase control is as follows:

- Directors are currently Edenstone's Chris Edge and Stuart Rodden
- On the sale of the final Taylor Wimpey house, SMGV Ltd. will be formally handed over by Edenstone Directors to a group of 3-4 Residents who will assume the role of controlling Directors. Acting on behalf of Freeholders and Leaseholders, they will oversee future governance and management

ELITE RESIDENTIAL PROPERTY MANAGEMENT LTD. (ELITE)

- Stuart Rodden and Chris Edge as current Directors of SMGV Ltd. appointed Elite as Managing Agents of SMGV Ltd.
- Director is Rachel Rodden
- Elite Manage the estate
- First point of call for estate problems
- Email: enquiries@elite-propertymanagement.com

SMGV RESIDENTS' ASSOCIATION

- ALL residents are automatically members
- Serve as a voice to SMGV Ltd.
- Coordinate group committees, monthly coffee mornings and a quarterly newsletter to keep residents informed
- Produce Fix List of area and spaces requiring attention
- Email: SMGVRA@outlook.com

EDENSTONE

- Developers of SMGV Ltd.
- Ultimately responsible for all development issues until handover
- Email: customercare@edenstonegroup.com

PICTURE COMPETITION

Congratulations to the winner of our competition, Anthony Jenkins who snapped this fantastic picture of our very own Red Arrows.



COMMUNITY NOTICES

A LITTLE REMINDER FOR OUR FOUR-LEGGED FRIENDS AND THEIR HUMANS

We're lucky to have many brilliant and responsible dog owners around St Mary's - thank you for setting such a great example! For the occasional slip-up, let's work together to keep our paths clean. Your dog can't pick it up... so please scoop it, bag it, and bin it. It only takes a moment - and it makes a big difference.

KEEPING SAFE AT SMGV

West Mercia's Safer Neighbourhood Team visited SMGV and reassured us that Ross-on-Wye has low crime and break-in rates. Together let's keep SMGV safe, please report any issues via 101, westmercia.police.uk or directly to PCSO's:

- Claire Denton - 07866 215011, claire.denton@westmercia.police.uk
- Kirsten Kysow - 07773 034152, kirsten.kysow@westmercia.police.uk

A NOTE FROM CARL

Hi! I'm Carl, your newly appointed Social and Events Coordinator, and I'm excited to share some upcoming events that promise to bring our community together!

Join us for our Coffee Morning on 6th September - a perfect opportunity to meet new friends, catch up with familiar faces and to discuss community topics.

I'm also thrilled to announce the return of our ever-popular Quiz Nights this Autumn.

Additionally, we have an exciting Wine Tasting event planned, with final details to be confirmed soon.

Looking forward to seeing you all at these events! If you have any ideas of other events you'd like to see added to the calendar please get in touch via WhatsApp, Facebook or SMGVRA@outlook.com.

SALT ON BRICKS

The white powder on lots of walls around the estate is called efflorescence. It is caused by soluble salts from within the bricks and mortar coming to the surface. As the bricks dry the powder is left behind. Given time it will gradually disappear. Brickies do not recommend special cleaning fluids as these can weaken the bricks and mortar or using detergent.

Mrs Addictive, Aesthetic Practitioner Anja

• Vantage Point, Mitcheldean, GL17 0DD
• WhatsApp: 07388 620525



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- Vitamin Injections
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Email: kcltravel24@gmail.com

Pop by for a chat and a cuppa - we're just along Dragoon Road.

Let's plan your perfect getaway!

COMMUNITY EVENTS

WEEKLY HUB EVENTS

MONDAYS

NEW

Vinyasa Yoga
7:10AM-8:00AM
£7
Flow with Soph

SCAN
TO
BOOK

Toning Class
6:30PM-7:30PM
£10
Fortis Fitness
Message Carl to book:
07703167484

WEDNESDAYS

Ashtanga Yoga
7:10AM-8:00AM
£7
Flow with Soph

SCAN
TO
BOOK

Relaxing Yoga
7:00PM-8:00PM
£7
Yoga Me Time
Message Caroline to book:
07966584950

REGULAR HUB EVENTS

COMMUNITY COFFEE MORNINGS

First Saturday of each month
10:00AM-12:00PM

QUIZ NIGHTS (COMING THIS AUTUMN)

A big thank you to all of you who attend our previous pub quiz. We always have a laugh and it is a great way to meet new neighbours.

Have a go at this question from last month's quiz to test your skills... no cheating! Answer at bottom of page.

Q: Who famously holds the unofficial world record for consuming the most beer in one session?

BOOK GROUP (FULL)

Second Thursday of each month
7:00PM

WI GROUP

Second Tuesday of each month
7:00PM

DRAWING COMPETITION

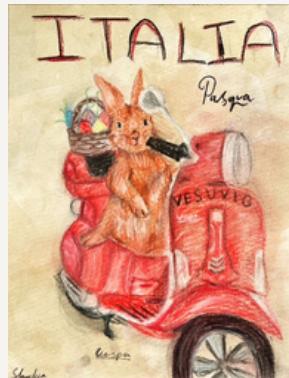
Congratulations to the winners of our Easter 2025 Drawing Competition! We received so many terrific entries, you should all be very proud of your wonderful drawings.



Under 5s Winner
Mimi



6-9 Winner
Emily Steel



10-12 Winner
Siena Lambie