# New Neighbour? Welcome to Castle Court

**Introduction**

Hello.The purpose of this document, in addition to welcoming you to Castle Court is to make you aware of some useful information and contacts. You have joined a small group of 21 flats set in this beautiful conservation zone at the top of the town. Standing in our own private grounds as we do makes for a close knit and friendly set of neighbours, but also carries individual responsibility to look after our environment.

**Useful Information.**

**Grounds** All grounds within the perimeter walls are under common ownership. They are private property for the use of residents. Feel free to use benches, BBQ’s, and kid’s play equipment. Some residents have started an allotment.You can find out more on our **Facebook** page.

A volunteer committee of Castle Court owners oversees general maintenance of the grounds and driveway, although it’s up to every resident to contribute to keeping the place clean and tidy.

**Parking.** Basic common sense must apply here. Don’t park in front of a garage door that isn’t yours and don’t block driveway access for the delivery vans and cleansing vehicles which must use it. Otherwise, you can find a spot and use it!

**Bins** are collected on Wednesdays. For details, check Stirling Council’s website at <https://www.stirling.gov.uk/bins-waste-recycling/>

There is also a community compost pile for your veggie waste behind the greenhouse. Boxes for glass are found at the driveway entrance.

Please note: **Green bin = Cardboard**

**Grey bin = General waste**

**Blue bin = Plastics and cans**

**Brown bin = food waste**

**Boxes at driveway entrance = glass**

Put only the correct waste in the green,blue and brown recycling bins otherwise the binmen will not uplift it.

**Facebook groups** Our main means of communication with each other, apart from saying Hi! is through two private groups on Facebook. These are

**Castle Court Residents Group** Which is open to all owners and residents. Also the most fun. Used for general information: if you’re looking for something, have something to announce, notice something unusual etc.

**Castle Court Owners Association** is specifically for Owners. It’s for communication on matters concerning the management and maintenance of the common areas within our perimeter walls (and how to pay for them). The common areas include gardens and driveways.

Further information such as our association’s Constitution and Minutes of meetings can be found in the ‘Files’ section of the Group’s page.

**To Join** either or both of these groups, please contact the System Administrator by searching on Facebook for ‘**Castle Court Residents Group’** , clicking join and then giving your flat number. The administrator will do the rest. Alternatively you can ask a neighbour for help, we’re all members.

**Welcome to Castle Court**

**Supplementary information for Owners**

**Welcome** to Castle Court. Whether you intend to be a resident or to let your flat, this page contains information which will be of interest to you

**Common Good fund**

A **mandatory payment**, currently of **£10 per month** per flat is payable into our Common Good Fund. 100% of money gathered is returned to the community through joint projects such as grass cutting. The best way to make payments is to set up a standing order to Bank of Scotland:

**Acc No 19547169**

**Sort 80-22-60**

**Reference = Your flat number**

**Owners and Residents Association**

Castle court is in a fairly unique position in that we don’t currently have a factor or property agent to look after maintenance (and take commissions) Instead we have an Owners and Residents association with a committee, elected on an annual basis with the following objectives:

* To promote and protect the interests of all owners at Castle Court on matters concerning the management and maintenance of the area within its perimeter walls including buildings, gardens and driveway.
* To ensure that everyone resident within the building, including owners and tenants, has an opportunity to become involved in the Association and its work
* To promote a positive community spirit within Castle Court.
* To establish Maintenance Accounts for the back and front courts to hold monies in advance of communal repairs for each court and to make regulations governing expenditure from those accounts.
* To establish a Common Good Fund to hold monies for future major repairs, improvements and grounds maintenance as shared by all residents & owners and to make regulations governing expenditure from that account.

The association holds an AGM each May. You will be invited to participate. It’s also a good way to meet the neighbours.

Useful information on the Residents Association, documents including this document and the Associations Constitution can be found in the ‘Files’ section of the Owners Facebook page