



Powderhall Village Owners Association AGM – Wednesday 11th March 2015

The Annual General Meeting of the PVOA was held at Broughton Primary School

1/ The Chairman welcomed Powderhall owners and residents.

In attendance: Councillor Deidre Brock and Councillor Angela Blacklock.

The Chairman also welcomed Councillor Lesley Hinds, Convenor of Transport and Infrastructure for Edinburgh Council.

2/ Approval of April 2015 Minutes and Accounts

The Minutes of the 2014 PVOA AGM, and for the 2014/2015 PVOA Accounts prepared by Treasurer Karen Shewan, were formally approved.

3/ The Chairman reported that 2014-2-15 had passed relatively smoothly in Powderhall Village with the exception of two outstanding situations that still needed to be resolved.

A/ Residents Parking and the adoption of Powderhall Road.

A revised RCC plan for Powderhall Village has been drawn up by the developers Taylor Wimpey. Powderhall Road has now been adopted by Edinburgh Council, and a formal agreement reached with Edinburgh Council for the communal ground and communal parking spaces to be acquired and maintained by the owners of property within Powderhall Village.

To this end, a company called Powderhall Village Owners Ltd has been formed to take over ownership of the commons spaces, namely the residential parking spaces illustrated on the revised RCC. The directors of this company have been registered as Roddy Martine and Gordon Chrumka, representing the two blocks of Powderhall Rigg; Frans Kooy, representing the Town Houses and Powderhall Road, and Karen Shewan, representing Powderhall Brae. Every householder in Powderhall Village, on signing the

form sent to them by Charles White and having returned this to Peter Shand at Messrs Murray Beith & Murray, is automatically a part-owner of the spaces.

MBM Commercial, representing the Powderhall Village Owners Association is currently in negotiation with Taylor Wimpey for the conveyancing of the common land and parking spaces to Powderhall Village Owners Ltd.

Councillor Hinds asked to be informed when the transaction is complete. The Chairman thanked Councillor Hinds for her attendance and for her invaluable support in bringing the parking problem to its present stage..

B/ Vandalism in the Underground Garage

Damage to cars and graffiti has been an ongoing problem for over ten years on average, once or twice per annum, culminating in two incidents over Christmas 2014. The police have been patrolling on several occasions, and the culprits are thought to have been the same as caused an earlier incident, but so far nobody has been reliably identified. Powderhall occupants are asked to be vigilant and to report any suspicious behaviour to the police.

Regular garage users in attendance at the AGM expressed their concerns, and it was proposed that either a roller door or Close Circuit Television be installed. The roller door, apart from being very costly, would, under the Deeds & Conditions, require every house owner to be issued with a key and given that there are only 16 spaces within the underground garage, this was considered impractical.

Sarah Wilson was therefore asked to arrange for a site visit with a CCTV provider as soon as possible, and to involve those owners principally concerned. Also, it was agreed that the lighting in the garage should be improved. A decision as to what we should do next will be taken at the next meeting of the PVOA Committee.

Both the Chairman and Sarah Wilson had made contact with the local police and asked for a representative to attend the AGM, but with no response. Councillor Brock agreed to have a word with the police in regard to patrols in the area.

As Powderhall is on the edge of the Leith Walk Ward, Councillor Blacklock drew the meeting's attention to the Leith Walk Improvements Plan, and, as part of the Master plan, developments within the Broughton Road area. For example, the Waste Disposal Unit is to be removed in 2018.

Any residents interested in finding out more detail, should contact either Councillor Brock or Councillor Blacklock direct.

The Chairman thanked Councillors Brock and Blacklock for their attendance.

4/ Factoring Issues – Sarah Wilson

GUTTER CLEANING

Sarah reported that quotes are currently being received for the cleaning of gutters throughout the Village. This will mostly be completed using the anchor bolts on the roof and through the skylights..

FRONT DOOR REPAINTING

This only applies to certain doors in Powderhall Village. Sarah looking at quotes for the work.

PARKING PERMITS

Parking Permits are due to expire shortly and Charles White and P4P will be issuing Resident and Visitor permits for 2015-2016. **Owners are reminded that in order to be eligible for permits they will need to have signed and sent the Powderhall Village Owners Ltd membership form referred to in A above. If they have not done so, they should take steps to do so IMMEDIATELY**

ABANDONED CARS IN UNDERGROUND GARAGE

It has been noted that there are two cars not displaying Licence discs or Powderhall Permits that have been parked in the Underground Garage for some time. Because this is considered to be off-road, the Police are reluctant to prosecute. However, Sarah is to ascertain who they belong to and if they belong to Village Residents, they will be called upon to display their Resident Permits or be prosecuted accordingly.

If it transpires that these cars have been abandoned, steps will be taken to have them removed.

GARDENING COMMITTEE

While the work undertaken by the Garden Committee is to be commended, and it was generally agreed that the gardens were looking much better, there were complaints that the pruning work on the plants and bushes, and especially the cherry trees, has been particularly brutal.

Mel Shewan has taken this up with Brian Hunter who has made assurances that it was necessary. However, Hunter has been warned that if any of the trees die as a result, he will be held responsible and made to run around Powderhall Village wearing a red frock!

WASHING HUNG ON BALCONIES

Owners and tenants are reminded that under the Deeds & Conditions it is unacceptable to hang washing lines on balconies. While it is acceptable for washing to be dried within window areas, such items should not be seen on the exterior of the buildings.

POWDERHALL WEB SITE and FACEBOOK PAGE

Gordon Chrumka has re-styled the PVOA Web Site: - -----
www.powderhallvillage.co.uk -----

Gordon is anxious for content and is introducing a Member's Only Forum for Shared Information. All Powderhall residents are encouraged to participate.

Powderhall Village also now has an active Facebook Page, and in order to become a "Friend", all owners/tenants are invited to "Like" it. Owners and tenants are also invited to submit suitable images relating to the Village.

The Chairman thanked Sarah Wilson for her attendance.

Election of PVOA Committee for 2015/2016

The current Powderhall Village Owners Association Management Committee members were re-elected: Gordon Chrumka, Dr Aamer Khan, Frans Kooy, Roddy Martine (Chair), Ian MacMillan, James Marsden, Dr Andrew Nisbet, John Riley, Karen Shewan (Treasurer), Mel Shewan, Kathryn Tomlinson, Kyle and Hannah Whittington.

Any Owners who might like to join the Committee are invited to approach the Chairman directly, or to make contact with him through the PVOA Web Site. If anyone is prepared to take over the office of Secretary, he or she will be enthusiastically welcomed!

Stair Rep Vacancies

We are enormously fortunate to have Stair Reps for the majority of the properties in the village, a very useful support mechanism. All that this involves is to receive and print out the Minutes of PVOA Meetings and Important Notices and to pin them on the Stair Notice Boards.

However, with so many occupants in the Village, people often move and do not pass on this information. There are currently vacancies for Stair Reps at 4 and 6, The Brae; 12,14,18, Powderhall Road, and 5 The Rigg. If there is anyone from these Stairs willing to take on this responsibility, could they please make themselves known. It is, after all, in everyone's interest to be kept informed.

Will any Stair Rep who has recently changed his or her e.mail address, or who has NOT been receiving the Minutes, please contact the Chairman urgently.

Conclusion of AGM

The Chairman gave an assurance that the PVOA Committee is doing its best to minimise costs where possible and concluded by thanking all concerned with the pledge that the PVOA Committee will continue to do its best to look after the community interests of Powderhall Village.