



## Powderhall Village Owners Association

*[www.powderhallvillage.org.uk](http://www.powderhallvillage.org.uk)*

### **Minutes of Committee meeting held on Thursday 15<sup>th</sup> NOVEMBER 2018.**

**Present:** Roddy Martine ( Chair) Jane Garrett ( Minutes), John Riley, Richard Ross, Kathryn Tomlinson, Sabine Goldhausen , Elaine Ennis-Blunt.

**In attendance:** Sarah Wilson of Charles White

**Apologies:** Stuart McAllister, Gordon Chrumka, Emma Hignant, Kevin Patch, Karen Shewan, Mel Shewan Duncan Colhoun, Kevin Patch, Ramon Inglada.

**Note:** Owing to personal commitments, Duncan Colhoun has stood down from the PVOA Committee. The Committee thanked him for his contribution and welcomed new members Sabine Goldhausen and Elaine Ennis-Blunt.

#### **1/ Approval of Previous Minutes:**

The Minutes of the meeting held on 6<sup>th</sup> September 2018 were approved.

#### **2/ Conveyancing of Parking Spaces and Common Land to Powderhall Village Owners Ltd.**

Roddy reported that from the Powderhall Village point of view, the issues around the conveyancing of parking spaces and common land are with the lawyers MBM Commercial. Hopetoun Village is in a similar position and a letter from Taylor Wimpey re conveyancing has belatedly now been sent to Hopetoun owners , so we are hopeful that the process will be put in place at Powderhall as soon as possible.

#### **3/ Review of Actions from Sarah Wilson, Charles White, Factors**

Issues were addressed by Sarah as below:

- All recent jobs raised by Powderhall residents have been addressed.
- Auto- diallers have been replaced in all lifts and maintenance will be ongoing. There have been no recent major problems or breakdowns with the lifts.
- Bike stores: there remain some issues around bike storage. There are bikes stored that are never used. Bike stores are being used to store other things and bikes have been placed in meter cupboards. **Bikes in stair wells must be removed.** Some bikes have been removed from the Rigg and The Brae. There was discussion about tagging bikes for a period of time and then removing them when they are unclaimed. Alternative bike storage was discussed including the possible use of a parking space in the underground garage..
- For Sale Signs: solicitors/ estate agents are not removing their signs when a flat is sold and they are being stored in common areas presenting a nuisance.
- Maintenance: Insurance claims are less than previously but those occurring are mainly related to water damage. Charles White is offering a plumbing inspection by Watson and Gordon. They will check shower seals, sinks, toilets etc at a cost of £20 per flat and will be available in January. This approach has been used in other developments and found to be useful.

- External paintwork: there has been some blistering of new paintwork at the Rigg. This has been examined and is due to sun exposure. This has been remedied.
- A damp issue in the Rigg has been corrected.
- Door closers at 8 The Rigg ( car park door) will be replaced as will a missing key lock cover.
- The fence panel that was blown down on the perimeter fence has been repaired. It seems that much of this fence may need replacing soon but it remains to be seen what the Canonmills Garden developers have in mind for their side.
- The gardeners will ensure that there is adequate salt in the bins for potential snowfall over the winter.
- Sarah Wilson reported that there are now 283 members of Powderhall Facebook group (tenants and owners) . There is a process in place for potential members to be approved, ie: an address must be offered.

**5/ Canonmills Garden development:** Sarah Wilson has met with the site manager regarding the placing of signs on the Powderhall fencing.

**6/ Perimeter matters:** The tall trees next to the Canonmills development need to be maintained and some poplars may have to be removed. Sarah is to get in touch with B&Q regarding the previous tree survey for further information. Frans has sent a note to thank Sarah for actioning the tree problem behind the Town Houses.

**7/ Powderhall Gardens improvements:** Some residents have expressed an interest in planting bulbs etc. This is in order as long as the Committee is kept informed and Charles White is told about any re locations so that the garden contractors can be informed before grass cutting, bed trimming, etc. There is some funding available through the Committee for purchases and therefore receipts should be kept by anyone purchasing bulbs . A message will be placed on Facebook to encourage residents interested in planting and landscape improvements.

**8/ Powderhall Social Event:** It is regretted that the Committee were unable to organise a community event for 2018. This will be looked into further for the Spring 2019

**9/ AOB:** The skirts that have been placed on the Bin Chutes in 1 and 8, Powderhall Brae have been useful and have much improved the state of the waste disposal rooms.

**Next PVOA Meeting: 7.30 pm on 17<sup>th</sup> January 2019 at Gordon's flat (8/1, Powderhall Rigg)..**