



Powderhall Village Owners Association

www.powderhallvillage.org.uk

**Minutes of Committee ZOOM meeting held on
Wednesday 26th AUGUST 2020.**



Due to the Covid 19 Pandemic, this meeting was convened using Zoom

Present: Gordon Chrumka, Elaine Ennis-Blunt, Frans Kooy, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross, Karen Shewan, Sabine Goldhausen, Sanne Weenink.

In attendance: Sarah Wilson of Charles White Ltd.

Apologies: Jane Garrett, Emma Hignant, Ramon Inglada, Stuart McAllister.

1. APPROVAL OF PREVIOUS MINUTES:

THE minutes of the meeting held on 28th June were approved.

2. Review of Actions from Sarah Wilson, Charles White Factors.

Issues were addressed by Sarah as below:

DURING the pandemic, all essential jobs have been carried out in Powderhall. Residents are asked not to make requests for maintenance repairs via Facebook but to contact Charles White Ltd direct in the usual manner and NOT via Facebook or Private Messenger.

Inspections have carried on as normal.

GARDENING:

CLEARANCE of litter, etc. has been carried on within the grounds and the normal maintenance work has been completed. Following a meeting with Frans, Sabine and Sanne and Brian Hunter, the Garden Committee has asked Brian to submit formal estimates for a major improvement scheme for the beds with low maintenance plants subject to a ten year plan.

ACTION: FRANS WILL LIAISE WITH BRIAN 28/10/20.

With regard to the boundary planting between Powderhall Brae and the Canonmills Garden development, Iain Eckersall from Artisan has volunteered the assistance of Artisan's landscape designer in regard to the building up of the slope and planting.

It was proposed that a meeting be co-ordinated with Fiona Sloane, Karen Shewan and Pam White to take this further.

ACTION: 28/10/20

BLOCK CLEANING:

The cleaners have returned to work and ask residents to **PLEASE NOT** use hand gel to clean the brasses as it strips the lacquer.

EXTERIOR MAINTENANCE:

ROOFERS have only been able to carry out small jobs such as spot cleaning on gutters as there have been no cherry-pickers available on each block throughout the development.

Residents will have noticed the interchange on Facebook regarding water leaks on balconies.

Under the Deeds & Conditions, if you have a balcony you are solely responsible for the upkeep of the balcony in its entirety. Balconies are private to each property and only occupants of the specific property can access them. They are therefore **NOT** a communal part of the development.

On each balcony there is a drainage system that drains away rain water falling on the balcony. This is a drainage system that may be invisible apart from the pipe sticking out of the side of the wall of the balcony and to 'maintain' this, it may be that paving stones, decking, etc on your balcony have to be lifted to ensure that the system is working effectively.

This is not to be confused with the communal rainwater pipes, gutters on the building.

LIGHTING.

SARAH will receive costs for **LED** upgrades soon. The fitting of these will bring about energy savings. An electrician will advise if lights need to be on all of the time where there is no natural light available in stair wells etc. Tenders for this work block by block are with 4 electricians.

3. FACEBOOK:

SARAH reported that there are now 363 members of Powderhall Facebook group (Owners and Tenants). There is a lot of community information shared on this site and please note that there is a process in place for potential members to be approved. There have been a lot of requests for membership from outside the development. Only those registered as living within Powderhall Village are admitted.

4. BIN STORES.

THERE have been a lot of complaints about household items being selfishly abandoned in the Bin Stores. Residents are reminded that household items such as old fridges, old cookers must be either independently taken to the Recycling Dump at Seafield or be subject to a formal request made to the Council (who will charge for the pickup). In the event of anything being anonymously placed in a Bin Store, the owners in that block will be expected to pay communally for the removal and that is **NOT** acceptable.

It has also been generally noted that householders have been consistently failing to break up large cardboard boxes and containers for the Re-Cycling bins. **PLEASE DO NOT PLACE LARGE ITEMS IN THE BIN STORES.** It is extremely inconsiderate as it means they will not be taken away by the collectors and in the case of cardboard boxes, they will have to be either broken up by a kind hearted resident or by the Cleaners.

5. POWDERHALL VILLAGE OWNERS LTD (PVOL)

GORDON (PVOL Secretary) reported that PVOL Company Accounts and a Confirmatory Statement have been filed.

6. DOGS:

THE number of dogs that pass through Powderhall Village has increased but thankfully, the majority are kept on a lead. However, not all of these dogs are being kept under control, and dog waste is becoming increasingly more evident.

Notices regarding the control of dogs are located across the estate and should be observed at all times.

The Council Act clearly states: “Dogs should NOT be allowed to foul” All owners should please pay heed to this and out of courtesy to all of us who live here, pick up.

Richard expressed concerns about the children’s play area between The Rigg and The Brae and suggested planting a hedge or railings around the area to keep children safe. Other suggestions from residents would be welcomed.

In the meantime Richard will investigate the cost of introducing a picket fence for the central oval of the playground area consistent with what is already there.

ACTION: RICHARD TO INVESTIGATE COSTS WITH SARAH 28/10/20

7. REVIEW OF PARKING SPACES *

All Parking Spaces on Brae and Road are being re-tarmacked in keeping with what is already there. Relocation of Disabled Spaces and the marking of ramps to Bin Stores is being undertaken as agreed.

A discussion took place in regard to the Town House parking spaces belonging to the Summerfield Development and intended for Zoning but which have so far been ignored by Edinburgh Council. As they are not signed up members of Powderhall Village, the PVOA has generously allowed them to have temporary permits until such time as the Council takes control and it was decided to review the situation in March 2021, when the PVOA Resident and Visitor permits are renewed.

8. SIGNPOSTING:

P for Parking will ensure signage is present at the three road entrances to Powderhall when they are fully back to work again.

9. PVOA - AGM:

It is still not legal for us to call a PVOA Annual General Meeting and the current PVOA Committee will carry on until such time as an AGM is possible. However, any Owners within Powderhall Village who wish to join the Committee are welcome to do so and should approach the Chairman/Secretary accordingly.

10. AOB:

i) THE PVOL company bank account has been established and contains funds that will pay for the remarking of parking spaces *

ii) THE two bollards on Powderhall Road which have been knocked over have been reinstated.

iii) SARAH Wilson requested that certain issues should NOT be discussed on Facebook including requests regarding repairs and insurance issues. These should always be addressed directly to Charles White Ltd.

iv) SARAH Wilson reported that there had again been an increase in insurance claims, mostly water leakage, and that residents need to be more vigilant about maintaining their properties.

v) THERE have been complaints about the noise of workouts and the loud volume of music being played over the Pandemic lockdown period. Powderhall Village residents are asked to please keep their sound levels down to a reasonable level.

DATE OF NEXT MEETING: WEDNESDAY 28th OCTOBER from 7pm - 8pm via ZOOM.