



Powderhall Village Owners Association

Minutes of Committee Meeting held on 12 August 2008

Present: Roddy Martine (Chair), Gordon Chrumka, Sharon Lennie, Bill Scott, Ian Corbett (acting Sec.) and Jane Chisholm.

Apologies: Joanna Bytheway, Stephanie Scott, Peyman Taheri and Kathryn Tomlinson

Agenda:

- Report of meeting with Sarah on 1 August – ongoing actions
- Parking at Powderhall
- Report from gardening sub-committee
- AOB

Report of meeting with Sarah on 1 August – ongoing actions:

Roddy, Ian, Sharon and Bill attended this meeting on behalf of the committee.

Brae Remedial Work

- all additional corner protection strips in Brae have now been fitted, and all the ground floor tiles have been repaired, buffed and resealed..
- protection for bin store doors. Protective rubber material ordered from Horsemat Co. was delivered to fitting contractor on 1 August, and fitting to bin stores in Brae has started.
- Sarah had been told by T W Scott that the touching up of the banister in 7 Brae had been done, but Bill said that it hadn't. Sarah will check and arrange for it to be done.

Action: Sarah to ensure that this touch-up work is done

Rigg Repainting – on schedule – up-front payments to Charles White is progressing satisfactorily.

Gutter Cleaning – Sarah has received two quotes – one for £18,200 + VAT from City Roofing for the whole site, and one from K2 Specialist Services UK (steeplejacks) for Brae (£2850 + VAT), 7-11 Rigg and 2-6 Rigg (each £1500+VAT), and Road (£2850 + VAT).

The committee decided that the gutters needing most attention and most difficult to access were those in the high-rise blocks in the Brae and Rigg, and that this work should be done by K2 Specialist Services. The committee asked for confirmation that the quotes for cleaning included cleaning the plastic soffits and face boards. A decision on cleaning the gutters in 12 –22 Road was deferred on the grounds of the

relatively high cost per flat and uncertainty as to whether steeplejacks are necessary to clean gutters on low-rise blocks.

Action: Sarah to give go ahead to K2 Specialist Services to clean gutters in Brae and Rigg at quoted price, after confirming that quote includes cleaning of soffits and face boards also.

New Road Signs - completed

Fence Panel Behind 18 Powderhall Road - Still ongoing. Rutterford Holdings have asked their solicitor to confirm that the wall to which the fence panel is attached does belong to them.

Repair of Fence Beside Powderhall Road - Bryant Homes still refusing to do anything about this, and are threatening to remove fence and replace grass strip with concrete.

The committee decided that the broken fence panels are too unsightly and agreed to ask Sarah to get a quote from Hunter Gardening Services to repair fence, and if reasonable, then we would pay for the repair. It was also noted that the brambles between the wooden fence and the concrete fence were growing vigorously and would eventually damage the fence further. It was suggested that, since the fence belongs to Bryant Homes, we need their permission to repair their fence.

Action: Sarah to ask Brian Hunter for a quote to repair broken panels in fence, and ask his advice on the best way to kill or control the brambles.

Action: Sarah to check with Jim McGurk of Bryant Homes that we have permission to replace the broken panels on their fence.

Communal Electricity Charges – Investigation by Scottish Power that 5 stairs on the site (7, 9 Rigg; 16, 18 Road; 2 Brae) have never been billed for communal electricity in these areas. Sarah will be writing to the residents concerned.

The committee was of the view that since this omission was the fault of Scottish Power, the residents at these addresses should not have to pay any arrears.

Action: Sarah to resist any attempt by Scottish Power to recover arrears from the residents Concerned for unbilled communal electricity.

Gate to Lane Behind Townhouses – Sarah has had one quote of £740 + VAT for the making and installation of a gate with a mortice lock and keys for each town house. Two other quotes are awaited.

Action: Sarah to continue to liaise with Peyman on this matter.

Unsightly plastic on barbed wire fence at bowling green – Sarah has contacted the manager of Portobello Indoor Bowling that is responsible for the bowling green, and was told that most of the offending plastic has now been removed. This clearing will be done on a regular basis in the future. He would not agree to the expense of removing the barbed wire to solve the problem.

Action: Sarah to monitor the situation on her regular site visits.

£2 levy – Sarah apologized for not including this in the bill of 30 June but promised it would appear in the next bill.

Action: Sarah to ensure that £2 levy is included in the next bill.

Dripping overflows – The problem at 7/3 Brae has been traced to a leak that has now been repaired. The flat causing the problem at 4 Rigg has still not been identified.

Bill reported that the problem at 7/3 Brae has not been fixed. Also, the committee found it surprising that it is difficult to match any overflow with a particular flat.

Action: Sarah to contact occupants of 7/3 Brae again, and ask them to check that their hot-water tank has been properly re-filled.

Action: Sarah to try to identify set of plans that show where the overflow from each flat is positioned.

Bins on pavement at town houses – Sarah has written to all town house owners asking that all bins are returned behind houses after emptying. The situation has now improved.

Washing on balconies – Sarah has written to offending occupants, but advised that if her request is ignored, she can only initiate legal action if instructed to do so by PVOA.

Action: All committee members to consider different options to solve this on-going problem and discuss at the next committee meeting.

Noise problem – Sarah advised that she is dealing with a complaint from a resident at 8 Rigg about excessive noise.

Parking at Powderhall:

New parking permits Sarah is now ready to issue the new parking permits, and the committee agreed

the final format of the covering letters (one for owner/occupiers and one for owners who lease their flats). Residents will be advised to start using their new permits as soon as they receive them, and destroy the old blue and pink permits, but to allow time to sort out any problems, the committee agreed an overlap period until 1 November. After that date, only the new permits will be valid.

Action: Ian to forward final versions of covering letters to Sarah, and tell her to go ahead with the issue of the new permits.

Inconsiderate parking: The committee has received a complaint from a resident about a particular vehicle persistently parking improperly, and effectively occupying two parking bays. Residents are reminded that there is approximately one parking space per flat at Powderhall, and that cars should therefore always be parked properly in one bay. Parking outside parking bays is also prohibited, since it prevents bin lorries reversing up to bin stores. The committee will continue to monitor the situation, and take further action if necessary.

Gardening sub-committee:

Roddy informed the committee that the gardening sub-committee had met and produced a plan for gardening improvements at Powderhall. Brian Hunter walked round the site with some members of the gardening sub-committee on Tuesday 5 August to make sure he understood what is being requested before producing a final costing. Roddy has now received a quote from Brian Hunter for future work proposed and a brief summary of the quote is as follows (exc. VAT):

Woodchip most borders

£2100

Prepare and plant new bed opposite town houses	£ 390
Clear and replant bed on corner of Rigg/Road	£ 280
Clear and replant 2 beds beside play area with heathers/rocks	£ 330 per bed
Clear and replant long bed in front of 1 and 2 Brae	£1640
Clear and replant bed between 1 Brae and B&Q	£ 530

The committee agreed that this was too much work to attempt at one time and the gardening sub-committee was asked to discuss the quote in detail, and then produce a report at the next full committee meeting that would prioritise the work to be done. The committee also discussed the possibility of involving interested residents in hands-on gardening activity at Powderhall but no decision was reached.

Action: Roddy to convene another meeting of the gardening sub-committee to prioritise the additional gardening work to be done at Powderhall, and consider feasibility of involving interested residents in gardening activities.

AOB

a) Bill reported that the street light outside 2 Brae is not working

Action: Sarah to arrange repair.

b) The committee agreed to pay the quarterly invoice for web-site hosting from PVOA funds

c) Sharon has drafted a letter for display on front doors to discourage delivery of advertising leaflets through letterboxes and on car windscreens, and will forward to stair reps. for display.

Action: Sharon to e-mail letter to stair reps.

d) Sharon raised concern about rubbish being dumped on the floor of the bin stores at 2 and 7 Rigg, and also the more general problem about bin shutes being blocked by people still putting unsuitable items such as pizza boxes into them. The committee decided that a notice fixed to each shute flap, stating that only small, securely tied plastic bags of rubbish should be put into the shute, might reduce the number of blockages.

Action: Ian to e-mail details of new stair rep. for 7 Rigg to Sharon, and Sharon then to e-mail a reminder about dumping rubbish in bin stores to stair reps. at 2 and 7 Rigg for display.

Action: Sharon to draft notice about permissible rubbish in bin shutes and send to all stair reps. for fixing to all bin shute flaps in their own stair.

e) Jane raised again the issue of the height and density of the trees on the B&Q site behind 1 and 2 Brae. Although we have been told that trimming the trees in on the B&Q maintenance schedule, the committee thought that we should keep the pressure on B&Q on this matter.

Action: Sarah to try to find out from B&Q when this maintenance work will be done.

Action: Stephanie to use her acquaintance with the local B&Q manager for the same purpose.

Action: Jane to seek the Advice of the appropriate City Council Dept. about the problem of loss of light from trees on adjacent properties.

Next meeting: Tuesday 16 September at 7:30pm in Roddy's flat – 4/6 Rigg

