



Powderhall Village Owners Association
www.Powderhallvillage.org.uk

Minutes of Meeting held on Thursday 23rd October 2014

Present: Gordon Chrumka, William Mackie, Roddy Martine (Chair), James Marsden, Mel Shewan, Karen Shewan (Treasurer), Fiona Sloane, Kathryn Tomlinson

In attendance: Sarah Wilson of Charles White

1/ Apologies: James Campbell, Dr Aamer Khan, Frans Kooy, Andrew Logue, Ian MacMillan, Andrew Nisbet, John Riley, Hannah and Kyle Whittington.

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on Thursday 28th August 2014 were approved.

3/ Update of Actions from Sarah Wilson, Charles White Factors

Sarah reported that things had been relatively quiet over the Summer.

Bin Store and Rubbish Chutes

An improvement has been noted. However, Owners and Residents are again reminded that **NO LARGE BOXES** or **SOILED ITEMS** should be disposed of down the rubbish chutes as this causes blockage. In future, the Cleaning Contractors will charge for unblocking the chutes.

Also, instead of abandoning large cardboard boxes in the Bin Stores, will residents PLEASE take time to fold them up and place them into appropriate bin. The Refuse Collectors will NOT remove large items and residents are referred to the SPECIAL UPLIFT NUMBER which is featured on the Stair Notice Boards.

OWNERS and Tenants are asked to be CONSIDERATE as abuse of the Rubbish chutes and Bin Stores impacts upon all of us.

Carpet cleaning

The cleaning of the carpets throughout the development has been completed.

4/ Ownership Parking and Powderhall Road Adoption

As notified in the PVOA Minutes of August, Peter Shand of Murray Beith and Murray has, on our instruction, incorporated Powderhall Village Owners Ltd to facilitate the legal handover of the Parking Spaces in Powderhall Village when Edinburgh Council adopts Powderhall Road from Taylor Wimpey. At this point, Powderhall Village Owners Ltd will become responsible for the administration and maintenance of the Powderhall Village parking spaces within our remit.

Will all owners who have NOT signed and returned the Company membership letter from Murray Beith & Murray (received with Charles White mailing) PLEASE DO SO IMMEDIATELY. If you fail to do so, it may impact on your parking space entitlements.

In the meantime, Councillor Hinds has forwarded a letter from David Lyon, Acting Head of Transport at Edinburgh Council confirming that he is currently reviewing the plan drawings received from Taylor Wimpey. Once this is completed, he will liaise with Taylor Wimpey and Powderhall Owners as to the timing of the Road Adoption, as well as clarifying maintenance issues.

David Lyon concludes that he anticipates the Road Adoption will be completed by the end of the year. Hopetoun Village Owners have had a similar response.

5/ Upgrading of Web Site

Dougie Brown has been in hospital and we all wish him a full recovery. When he is home, Sarah will make contact with him to find out about access to the Powderhall Village Facebook Page.

26/11/14 actions Gordon and Sarah.

6/ Garden Sub-Committee

Following a meeting with Brian Hunter, quotations have been received for the following work::

1. To prune the cherry trees along by the path between blocks 1 & 2 and the B&Q fence. Presumably an autumn/winter job. £210.00 + VAT
2. To make a border, with new topsoil, and plant a selection of colourful flowering shrubs etc (choice of plants would be made in consultation with us) at the entrance to Powderhall Village, next to B&Q fence, at left-hand side when entering the complex (at right angle to Powderhall Road). £1120.00 +VAT
3. To build a small retaining wall for the soil along the first section of the path between blocks 1&2 and B&Q fence, and to add topsoil to allow residents to plant flowering plants and herbs. £1115.00 + VAT

The Committee agreed that Brian should proceed with (1) and (2), but that we should hold back of (3) for the time being. It was thought that the Garden Sub-Committee might undertake this work themselves if they can muster some support.

Involvement of Owners in maintaining the Gardens

Powderhall property owners are asked if they are interested in becoming involved with the planting/maintenance of areas close to their properties. This is not for them to embark upon any large planting, but rather in the small areas where a few bulbs would brighten things up a bit. A wheelbarrow, spade and hose pipe are available on request.

Karen has put up a notice on Stairs, and Gordon on the PVOA Web Site.

7/ AOB

Street Lamps

Various street lamps behind the Rigg are not functioning properly. Sarah is to speak to Taylor Wimpey.

Action: 26/11/14

Noise from B&Q

Complaints continue relating to the tannoy system at B&Q. The Manager has been informed (but there appear to be several managers), and the noise level has been reduced slightly. However, residents

whose windows and balconies face directly onto B&Q can still hear it clearly from 8am-8pm. Karen to write a letter to the store manager.

Action: 26.11/14

Trees at B&Q

Mel has made contact with Helen Clarkson at B&Q headquarters and B&Q have agreed to cut back the trees. Mel has also made contact with the Manager at B&Q who will keep him informed as to when the work will be started.

26/11/14 to be discussed at next meeting.

Cleaners

Annfield Cleaning Services has reviewed its service costs after 6 years, and is increasing its fee by 3%. The Committee agreed to this and sent their thanks for all the good work that has been undertaken.

Charles White Factoring Fees

In line with inflation, Charles White will be increasing its fees from January by £1 per quarter.

8/ Next Committee Meeting:

The next Committee meeting will take place on Wednesday 26^h November at 8/1 Powderhall Rigg (Gordon's Flat) at 7.30pm.