



Powderhall Village Owners Association

www.powderhallvillage.org.uk

Minutes of Committee meeting held on Thursday 19th JULY 2019.

Present: Elaine Ennis-Blunt, Gordon Chrumka, Sabine Goldhausen, Roddy Martine (Chair), Kevin Patch, John Riley, Richard Ross, Kathryn Tomlinson.

In attendance: Sarah Wilson of Charles White

Apologies: Jane Garrett, Frans Kooy, Stuart McAllister, Emma Hignant, Ramon Inglada, Mel and Karen Shewan,

1/ Approval of Previous Minutes:

The Minutes of the meeting held on Thursday 22nd May 2019 were approved.

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

Powderhall Village Owners Ltd is in the process of registering Ownership of the parking spaces and common land in Powderhall Village with the Land Register.

3/ Parking Spaces

It is the Committee's intention to improve the parking space markings and to relocate a few of the Disabled Parking Spaces. There have been requests for increased bike storage (For example, there is no bike storage at 1-6 The Rigg). An area of the underground garage has been suggested.

Sarah and Kevin have agreed to have a walk around the village to identify possible locations.

Sarah and Kevin to Action 12/09/19.

4/ Canonmills Garden Development

Following consultation with all owners, it has been unanimously agreed (with one objection) that the thin strip of land in front of the Artisan Canonmills Garden development fence on Powderhall Road up to the edge of Powderhall Brae should be sold to Artisan (the Canonmills Garden development). It serves no purpose for the Powderhall Village development , and future maintenance is likely to become costly. Artisan wil remove that section of fence and there will be landscaping which should make the approach to Powderhall Village far more attractive.

Although an offer has already been made by Artisan, Sarah has been instructed to approach Graham & Sibbald for a valuation before any final decision is taken.

Sarah to Action 12/09/19.

5/ Review of Actions from Sarah Wilson, Charles White, Factors

Issues were addressed by Sarah as below:

- For Sale and To Let Signs. Sarah has been in touch with the solicitors and estate agents who have still not removed their signs after a flat is either sold or let. Some have been there for some considerable time and Sarah is to call the Agents again or they will be removed by the Cleaners.
- Maintenance: Insurance claims relating to water damage are an ongoing problem. Owners are asked to ensure that their bath and shower sealants and boiler pressures are properly updated. Non-maintenance of properties inevitably leads to all kinds of communal problems such as flat to flat leaks. There has recently been a major incident at the Brae.
- **Owners and Tenants are continuing to cause problems by storing items in common areas – buggies, shoe racks, prams, etc. This is causing a fire risk and various other safety issues and it is contrary to the Powderhall Deeds & Conditions. Owners and Tenants are requested to retain their items within their own premises.**
- Sarah Wilson reported that there are now 326 members of the **Powderhall Facebook Friends** (tenants and owners). There is a process in place for potential members to be approved, ie: an address must be offered. It has been proving an invaluable communications vehicle.

However, **Powderhall Facebook Friends** are asked **NOT** to send messages to Sarah or Charles White via Facebook. They should instead contact Sarah and Charles White direct by telephone on 0131-446 6976 or e.mail: sarah.wilson@charleswhite.co.uk

6/ Bin Stores

Residents are asked to PLEASE break up cardboard boxes and place them in the recycling bin. **Otherwise the collectors are NOT obliged to remove them.**

7/ Perimeter matters: The tall trees where Powderhall Brae meets the Canonmills Garden development need to be maintained and some poplars may have to be removed. Sarah has spoken to the developer about the encroachment of trees onto Powderhall Brae . Sarah has acquired the original Frontier Forestry Report and this is to be handed over to Artisan.

Sarah to Action 12/09/19.

8/ Powderhall Gardens improvements: Frans, Sabine and Roddy have introduced some bulb and seed plantings at the Rigg, and other owners/tenants are encouraged to join the Garden Committee. The Committee (which as yet is very casual) is keen to encourage all Powderhall owners/tenants to help improve the appearance of the village, and Brian Hunter Garden Contractors are available to consult if necessary.

9/ Childrens Playpark

It has been noticed that many more children have been making use of the play park and the Committee is delighted with the initiative of Mary's Kids' group.. It was suggested that facilities might be introduced for an older age group – 10-14 year olds- as there is nothing for them in the village. However, play equipment is expensive and further talk is needed as to what is appropriate and weatherproof.

There have also been complaints from residents about the swing squeaking.

10/ Air B&B and Short Term Lets

In this regard, a consultation is underway at the Scottish Parliament to define periods of lettings. Sarah advised that approximately 30per cent of the properties in Powderhall Village are let properties. It was suggested that the PVOA should have a policy in this regard taking into account the Deeds & Conditions.

11/ Dog Fouling

A complaint has been received about Dog Fouling. However, it has transpired that the culprit was a Fox!

Nevertheless, residents sometimes need to be aware that the gardens at Powderhall are PRIVATE and they are maintained by the PVOA. This is something that outsiders – dog walkers passing through the village - often need to be reminded of.

The PVOA politely reminds all Owners and Tenants that dogs NOT kept on a lead are a contravention of the Powderhall Village Deeds & Conditions. Also, that dogs should at all times not be allowed to foul on common areas and if so doing, the fouling must be cleaned up by the owner as soon as possible. It has been suggested that dog bins (such as they have in Dean Gardens) be provided but we then have to address who is to empty them!

While the situation has improved dramatically since the introduction of signage, it has been noticed that some dog walkers (presumably non-resident) still allow their dogs off the lead, and pick-up bags are being regularly discarded at two or three off-pavement locations in the village. This is both inconsiderate and wrong. The regularity of this leads us to the conclusion that somebody either living in the village or passing through with their dog daily, is culpable. Any observations as to who this might be are welcome.

12/ AOB

Powderhall Village Owners Ltd is a Registered Company Limited by Guarantee with four directors representing the interests of the owners of the Road, Brae, Rigg and Town Houses. The Company will therefore require Public Liability Insurance. A Directors' Meeting is to be held in the near future to discuss the necessary steps to be taken.

Roddy and Gordon to organise meeting. Action 12/09/19

Next PVOA Meeting: 7.30 pm on Thursday 12th September 2019 at Gordon's flat (8/1, Powderhall Rigg).