



## Powderhall Village Owners Association

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

### **Minutes of Committee meeting held on Thursday 26<sup>th</sup> February 2020.**

**Present:** Gordon Chrumka, Sabine Goldhausen, Frans Kooy, Stuart McAllister, Roddy Martine ( Chair), Kevin Patch, John Riley, Richard Ross, Kathryn Tomlinson.

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

**Apologies:** Elaine Ennis-Blunt, Jane Garrett, Emma Hignant, Ramon Inglada, Mel and Karen Shewan, Sanne Weenink.

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

The Minutes of the meeting held on Thursday 26<sup>th</sup> February 2020 were approved.

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

##### **Issues were addressed by Sarah as below:**

- As a consequence of wind and rain and blocked gutters and water damage, Burns & Watson has been attending to blocked gutters and vegetation build-up with cherry pickers.
- Lighting: It is generally accepted that the lighting throughout Powderhall Village is seriously in need of an up-date. New lighting fittings are being looked at to replace the older versions. These are slimline with sensors. Safety lights are also required.

Sarah will receive costs for LED upgrades soon. The fitting of these will bring about energy savings. The not insignificant costs involved will be presented to the AGM, but the Committee felt that they are an inevitable investment and hopefully the cost will be modified by being allocated on a block-by-block basis and divided between the number of flats on each stair.

- The Chairman and Committee mandated Sarah to proceed with putting the lighting up-grade out to tender
- When the lighting issues have been addressed, Sarah will look at costings for repainting common areas in the flats on a block-by-block basis later in the year.
- Sarah reported that there are now 342 members of Powderhall Facebook group ( tenants and owners) . There is a process in place for potential members to be approved.
- Bin Stores. There remain issues with some tenants re keeping the stores in good order and disposing of boxes correctly, especially over the Xmas period. Boxes need to be collapsed and placed in the appropriate recycling bin.

4/ They stressed that both the Leylandii and the Poplars have a limited lifespan and are likely to have to be taken down within the next 5-10 years. In the meantime they will be planting new trees behind the hedge on the Canonmills site to gradually replace the old trees when they are eventually removed. New trees planted will be more appropriate native species: Birch, Oak and Pine.

5/ To replace the fence on the strip of land they are purchasing from us, they will be planting a 1.5m high Hornbeam hedge. This will continue on their side of the fence up to where the Leylandii begin (ie behind our fence where we had the new bushes planted). They will also be planting more trees at the side, between the new building and this new hedge.

**3/ Powderhall Village Owners Ltd.**

The Conveyancing in regard to the sale of the narrow strip of land adjacent to the Canonmills Garden Deveopment on Powderhall Road has been completed. Artisan has agreed to pay the costs and the proceeds from the sale are currently being held by our lawyer MBM Commerical Ltd and will shortly be transferred to Powderhall Village Owners Ltd, the company limited by guarantee which has been set up on behalf of the 335 home owners of Powderhall Village.

All Powderhall Village Owners are automatically Members and permission will be asked at the AGM for Charles White to share the Owner List for Company Register purposes only. Charles White will send out a Letter in this regard.

**Sarah to Action 13/05/20**

Gordon Chrumka, Company Secretary, is in the process of setting up a PVO Ltd Bank Account with Bank of Scotland.

**4/ Parking Spaces and Signposting**

Painting of spaces, including re-location of disabled parking spaces , will take place from April. New, bigger Resident Only Parking signs are to be installed by P4Parking at the three main entrances/exits. All areas are being patrolled.

**5/. Garden Committee.** The Committee is looking forward to the growth of the many bulbs that have been planted by the Garden Committee. In consultation with Brian Hunter, the garden contractor, Sabine and Sanne are selecting spots within the village where suitable planys might be introduced.

**8/ Children and dogs.** Dog fouling and dogs not being kept on a lead (despite Warning Notices), continue to be an issue particularly in the area around the children’s playground. There are more dogs and dog walkers around and while in no way wishing to discourage the ownership and enjoyment of dogs, the Committee is aware that this is likely to increase further when the surrounding new developments are completed. Walkers are reminded that dogs should be kept on a lead at all times when in the grounds of Powderhall Village..

Residents are asked to remain vigilant about this issue. Various alarming incidents have been reported on

the Powderhall Facebook page, and it is suggested that concerned Residents should direct complaints to the following:

**Russell Simpson, Environment Warden** [Russell.Simpson@edinburgh.gov.uk](mailto:Russell.Simpson@edinburgh.gov.uk)

**General EEC Mail:** [env.wardens@edinburgh.gov.uk](mailto:env.wardens@edinburgh.gov.uk)

**City Centre & Leith Neighbourhood Office:** 0131-529 7061

**North Neighbourhood Office:** 0131-528 5050.

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**PVOA - AGM**

**The AGM of the Powderhall Village Owners Association is to take place on Monday 23<sup>rd</sup> March 2020 at 7.30pm in the School Hall at Broughton Primary School, 13, Broughton Road, EH7 4LD.**

**It is very much hoped that as many Owners, Residents and Tenants as possible will attend. Our four Edinburgh Councillors have been invited. However, their attendance is conditional on other pressures.**

## **9/ AGM**

Sarah will send leaflets to Frans who will put these on cars. The Announcement of day and location will be placed on Facebook.

## **10/ AOB.**

\* The fallen Bollard on Powderhall Road will be reinstated.

\* Frans brought to the Committee's attention that commissioned work behind the Town Houses had not as yet started.

**Sarah to Action 13/05/20**

\* Kevin requested that Charles White adhere to their statement that all enquiries will be dealt with within 5 working days. While not criticising Sarah, the Committee agreed that the service has recently been falling short of satisfaction.

**Sarah to Action 13/05/20**

## **11/ Next PVOA Meeting:**

**7.30 pm on Wednesday 13<sup>th</sup> May 2020 at Kevin's flat (5/19, Powderhall Brae).**