



Powderhall Village Owners Association

Meeting of PVOA Committee at 4/6 Powderhall Rigg; 7.30pm on Wednesday 18th October 2006

Attendees: The meeting was Chaired by Ian Corbett with Roddy Martine as Secretary. Also present were Dougie Brown, Gordon Chromka, Campbell Gibb, Jo Haughey, Peyman Taheri and Kathryn Tomlinson.

Apologies: Sharon Grant, Stuart McDonald, Marianne Simpson.

The Chairman welcomed Jo Haughey to the Committee.

PVOA PARKING

This was the first meeting of the Committee since the introduction of the PVOA parking scheme and warden on 4th September. It was generally agreed that this had been a success. However it was noted that there had been an increase in overnight parking by those from outside the village area.

It was also noted that certain vehicles had been parking along the road and on corners where the PVOA has no remit. This was causing blockage to Refuse Collection and Emergency vehicles, etc. Dougie has acquired some notices from the Fire Department which will be distributed to Parking Co-ordinators to put on vehicles considered to be causing an obstruction. A notice concerning this will also be put on Stair Notice Boards.

In the Deeds and Conditions it is stated that there should be no Commercial Vehicles within the Village. However, there are residents who own Commercial Vehicles, and it was thought that it would be impossible to restrict their parking within the Scheme overnight. It was decided to review this situation at a later date. In the meantime, it is within Charles White's remit to enforce the conditions of the Deeds.

Ian had been in contact with the Council and spoken to John Berry and Alex Patterson to ask when the Council would be taking over responsibility for Powderhall Road. Alex Patterson was now trying to expedite the situation with a meeting with Bryant Homes. It is assumed that once the go-ahead is given, the adoption process will be quick.

Sarah Wilson has been asked to acquire quotes for the painting of Private Parking on PVOA parking spaces on Powderhall Road. It was agreed to discuss this further at the AGM.

There had been a discussion with a disabled resident who does not have a car but maintains that he has a right to a Resident Permit and Visitor Permit. It was agreed that this would be discussed at the AGM in January.

It was asked what the procedure should be if a Visitor Permit was given out and not returned to the Owner afterwards. It was agreed that this was the Owner's responsibility

BEAVERHALL ROAD DEVELOPMENT

The Chairman's letter with the PVOA's observations on the proposed Beaverhall Development has been lodged with the City Planning Department and has been acknowledged. It was noted that the plans for the proposed development on the corner of Dunedin Street and Beaverhall Road have been rejected.

With regard to the Beaverhall Development, the Council has sent a letter to the Council saying that the proposed building is too low in regard to flood levels, and that the basement level should be used only for car parking.

In response to the complaint that the owners of Powderhall Rigg had not received notification of the development plans, DTZ, on behalf of the developer, had written to state that Powderhall Rigg was outwith the 4m threshold distance to be kept informed.

In response to a letter Kathryn had sent, she had received a letter from Bruce Nicholson of the Planning Department asking for details from the Deeds concerning the so-called amenity land. DTZ is insisting that the amenity land between the flats remains the property of Taylor Woodrow and therefore the residents have no notifiable interest in respect to this land. However, the PVOA, under the Deeds & Conditions, is responsible for its upkeep. This is a subject that we need to clarify. In the meantime, Gordon has extracted the relevant information from the Deeds & Conditions and he and Kathryn will draft a letter to Bruce Nicholson in response.

In conclusion, Peyman reported that there had been a recent break-in at the Beaverhall Development and that a cabin had been set on fire.

WEB SITE

Gordon had brought along his Lap Top and showed the current state of up-date on the PVOA Web Site. For householder information, Ian is preparing a list which details how Charles White charges are shared among Owners, and these will be cleared with Sarah Wilson before being posted on the Web Site.

CHARLES WHITE PAYMENTS

There is a great deal of confusion over how the Charles White billing/ monthly payment system works. Ian will raise this with Sarah Wilson at their next meeting.

SIGNS

Charles White has been asked to look into the installation of signs – NO BALL GAMES (for Powderhall Rigg) and NO DOGS (for Playpark). It is hoped that these will be in place relatively soon.

PAINTING OF HALLWAYS AND STAIRS

The painting of the Road properties is now complete and Sarah Wilson has quotes. Ian and Roddy will discuss the re-painting schedule for the Brae and Rigg with Sarah Wilson.

GARDENING AND PLANTING

Stuart had sent a note saying that he had recently checked eight trees on the site at random. Eight of them were being killed by the clamping arrangements in place. In some cases the rubber band is so tight that it cuts off the flow of chemicals; in most others the rubber band has come loose and the nails which were securing it are cutting into the bark of the tree. Ian and Roddy will raise this matter with Sarah Wilson.

LIGHTING

Gordon mentioned that outside lights on most of the stairs were on all day. The Chairman had enquired into this and been told that it was more costly to turn them on and off than to leave them on full time.

Campbell has been told by a Cleaner that when a bulb is replaced, he automatically replaces the starter. The Committee considered that this was an unnecessary cost. Ian will raise this with Sarah.

NOTICE BOARDS FOR STAIRS

It was thought that the existing notices in Stair Hallways were rather on the small side and that larger boards would accommodate more information for residents. Gordon suggested that Staples at Hunterston Gate had a range of Notice Boards on offer, and Dougie has volunteered to investigate sizes, costs, etc.

RECYCLING

An approach had been made to the Council about the possibility of acquiring re-cycling bins for the Village. A representative had called down and suggested the installation of recycling bins within the Bin Stores for paper and glass, with fortnightly collections. The Council was prepared to go ahead with this immediately if it was given the go-ahead by the PVOA. The Committee agreed that this would be an excellent idea and Ian will notify the Council accordingly. A Notice will be circulated to Stair Reps when it is introduced. It will also be possible to introduce Bins behind the Road properties.

CARPET CLEANING

Sarah Wilson has quotes for the cleaning of carpets in the hallway and stairs of Powderhall Road. Campbell recommended that Stair reps from the Road be approached directly on this subject. Roddy will therefore draw up an e.mail to Road Stair Reps detailing costs.

AGM

It was proposed that the AGM would be held at Broughton Primary School on Wednesday 10th December 2007. Ian and Roddy will make contact with the School Janitor to see if he is available that evening. Roddy has the necessary forms to send to the Council. Should the school not be available, Dougie suggested the Taxi Club as an alternative venue. It was also suggested that there should be sound amplification and Dougie volunteered to acquire this. A formal agenda for the AGM will be drawn up before the next Committee meeting.

ANY OTHER BUSINESS

Gordon mention that there was a buckled Powderhall Rigg road sign at the entrance between the two Rigg blocks. This had already been mentioned to Charles White. It was also suggested that signs indicating 1 - 6 Powderhall Rigg and 7-12 Powderhall Rigg, similarly Powderhall Brae, might be strategically located as there is often confusion when people are trying to locate specific properties.

Campbell and Maureen will be moving from Powderhall Road this December, In concluding the proceedings, the Chairman thanked Campbell (and Maureen) for their invaluable input into the Committee and wished them both every happiness in their new home.

Next Meeting

Date, location and time in early December to be notified.