



## Powderhall Village Owners Association

**Date of Meeting:** Wed. 7 March 2007

**Chair:** Roddy Martine

**Present:** Gordon Chrumka, Bill Scott, Peyman Taheri, Ian Corbett and Kathryn Tomlinson.

**Apologies:** Sharon Grant (Sec.) and Paula Kershaw.

### ***Gardening Update:***

The replanting by Brian Hunter gardening Services has been completed, but some committee members pointed out that bare areas still exist.

**Action** Roddy will raise this with Simon Scarborough

### ***Latches and Service Access Facility:***

A quote of £155 plus VAT per entrance for implementing new software on the door entry system has been received. The service access button will be disabled and access for cleaners, postman, PVOA Secretary and Charles White will be via a master electronic key fob. The new system will only be implemented in a particular 'stair' if a majority of owners in that stair agree.

**Action** Sharon to draft a letter asking for people's agreement to be included in a future Charles White bill. The letter should be structured in such a way that people only need to respond if they don't want the new system to be implemented.

**Action** Sharon to e-mail a copy of the same letter to stair reps. for display on notice boards.

### ***Underground Carpark:***

A Mr McBeth of NHBC will be looking into the leakage problem in the underground carpark. He has apologised for the delay and will liaise with Simon Scarborough. The problem with the lighting will be dealt with at the same time.

### ***Bridge Subsidence:***

Roddy reported that Bruce Stevenson, our Insurance Brokers, had arranged for an engineer to visit the site and prepare a report. Roddy had also contacted the Council, who are responsible for the banks of the Water of Leith, and they too had sent an engineer who will report back to us.

Concern was expressed at the amount of time taken to have this problem assessed (it had been reported to Charles White in late December and to Bruce Stevenson in early January).

**Action** Kathryn to get the Rigg Buildings Insurance Policy number from Charles White and ask her contact at Norwich Union if they have a record of progress on this matter on file.

### ***Permit Replacement Costs:***

It was agreed that, because of the relatively large number of requests to replace lost or missing permits, a charge of £10 per permit should be made for replacement permits in the future. New permits and holders will need to be ordered.

Where a permit has been replaced, the original permit is always cancelled, but it is unclear if the warden Andy Girvan is checking on an occasional basis to ensure that cancelled permits are not still being used.

**Action** Sharon to draft a letter about the intention to charge for replacement permits and forward to stair reps. for display on notice boards two weeks before the implementation date.

**Action** Roddy/Sharon to order new permits and holders as appropriate

**Action** Sharon to ask Andy Girvan to check permit numbers against list of cancelled permits on an occasional basis (once a week?)

### ***Parking on Powderhall Road:***

Kathryn has found out that action against cars causing an obstruction can only be taken while the vehicle having access problems is actually present at the time. However, it was felt worthwhile to keep up the pressure to try to get this problem resolved. Ian had tried to get an update on the adoption of Powderhall Road by the Council, and had left a message asking John Berry to get back to him, but this did not happen.

**Action** Roddy to send a letter highlighting the problem to Simon Daley, our community policeman, and copy to the Station Inspector at Gayfield Police Station.

**Action** Roddy to e-mail Trevor Davies, again highlighting the problem, and asking for an update on the timetable for the adoption of Powderhall Road to be given at the Redbraes meeting on 14 March.

### ***Central Area Housing Board:***

Ian reported that this organisation, chaired by Davy Thomson of the Redbraes Residents Association, had access to a pot of money to help fund local community projects. Details of the criteria to qualify for funds are sketchy, but it must enhance the locality as a whole and be considered a benefit to the residents of Broughton. If we can propose such a project, Davy Thomson will help us to prepare the application for community funds.

**Action** All committee members to consider projects at Powderhall that might attract community funding.

### ***PVOA Bank Account:***

The forms for an RBS account have been completed, and will be submitted with Paula shown as Treasurer. Unfortunately, Paula is leaving Powderhall in July so a new Treasurer will have to be found.

**Action** All committee members to consider volunteering to be Treasurer (not an onerous task) or suggest someone for this post who could be co-opted on to the committee.

**Action** Sharon to get Simon to collect £2 from each owner for the new PVOA Account in the next bill.

### ***Notice Boards:***

New, larger notice boards are in the process of being installed, but in the Brae, where this has recently been done, if the new notice board has had to be placed in a new location, the old notice board has been removed, leaving screw holes visible. It was agreed that when the new notice board needs to be in a different location, the old notice board should be left in place.

**Action** Roddy to contact Simon urgently to ensure that this happens, and to try to get the old notice boards have already been removed put back in place.

### ***Brae Repainting Schedule Update***

Ian reported on the meeting with the Brae stair reps., that Bill also attended, at which agreement was reached on what in the Brae needed to be repainted. Ian, Bill and Sharon also attended a subsequent meeting with Simon, Graig Gorman (who will project manage the repainting work for Charles White) and Alan Guthrie of ICI Paints who is responsible for the technical specification of the paints to be used, at which the Brae specification was discussed. A final quotation is awaited from our preferred contractor, T W Scott, to reflect the small changes (paint bin store floor; clean wallpaper rather than paint over it) we requested, and then Charles White will write to all Brae owners giving a date by which 75% of contract cost must be paid before the work will begin.

### ***AOB:***

- The lifts in the Miller part of the Rigg were out of action recently because the lift telephone line rental bills had not been paid (responsibility for payment changed from Millers to owners via Charles White after two years, but there was a break down in communication). It was agreed that a notice informing residents how to report a faulty lift at Powderhall should be displayed on the notice boards.

**Action: Ian to e-mail to Sharon details he has of Schindlers contact telephone number and the lift numbers for each address in the Bryant development. Sharon to get the lift numbers for the Miller development from Charles White or Schindlers, add them to Ian's list and forward to stair reps, for display on the notice boards.**

- A disabled owner at 9 Rigg has requested a dedicated parking space in the underground carpark, and this was agreed.

**Action: Roddy will draft a notice (on A4) containing Powderhall logo, disabled symbol and 'reserved for reg. no. ....', forward it to Gordon who will print it on A3 paper, laminate it, and arrange for it to be mounted at the designated parking space.**

- Plastic bags, thought to be from the taxi maintenance depot (John Payne & Sons) in Dunedin Street, have blown and been caught on the barbed wire between the town houses and the bowling green..

**Action: Peyman to draft a letter to John Payne & Sons regarding this problem and forward to Roddy to add Powderhall logo letter-heading and send.**

- By way of getting some social events at Powderhall off the ground, Gordon suggested having an Easter event (eg rolling Easter eggs in St. Marks Park), and will ask his wife if she knows of any parent who might be interested in organising such an event.
- Gordon gave an update on the new website, and, encouragingly, it is being well used. The committee's request for separate parking mail-boxes for Brae, Rigg and Road is ready to go. A facility that will alert co-ordinators via their personal e-mail inbox that a parking e-mail has been received and needs attention will be implemented.

Gordon is still working on several new pages for the website including a suggestions page, a page for reporting issues and problems, a comments page and a page for local contractors and service providers. It may be possible to allow advertising links with this last-mentioned page, from which PVOA would get a small payment every time a link was used.

**Action: Gordon to send details of the new parking mailboxes to the parking co-ordinators, and send Sharon a notice detailing the new system for forwarding to stair reps. for display on the notice boards.**

**Next meeting is on Wednesday 18<sup>th</sup> of April in 4/6 Powderhall Rigg  
@7.30pm**