



Powderhall Village Owners Association

Date of Meeting: Wed. 18th April 2007
Chair: Roddy Martine
Minutes: Sharon Grant
Present: Gordon Chromka, Bill Scott, Ian Corbett and Kathryn Tomlinson.
Apologies: Peyman Taheri.

Agenda:

- Glass recycling
- Latches and service access facility
- Update on underground car park
- Bridge subsidence
- Permit replacement costs
- Permit misuse
- Parking Co-ordinators
- PVOA bank account
- Signage in the development
- AOB

Glass recycling:

A lady from the Brae has emailed about the recycling bins especially the glass bins. She is not happy about the amount of noise that the bins are making. Her neighbours are frequently using the glass bins very late at night waking her children.

It was agreed that in general, the recycling scheme has been a success and that a notice should be drafted reminding residents that the bins should not be used at unsociable hours.

Action: Sharon to draft a letter and it will be emailed to stair reps for posting on notice boards.

Action: Sharon to speak to Andy Anderson re: recycling in general and the logistics of weekly collections due to high volume of waste.

Latches and service access facility:

The committee only received a handful of objections to the proposed implementation of the security scheme. Sharon wondered if all stair reps had posted the notices on notice boards.

Action: Sharon to email all stair reps again. Stair reps will be asked to reply and say if they have posted these notices on the boards.

Underground car park:

The railings had been badly sealed by Millers and rain had been pouring down causing the problems below. NHBC and a representative from Millers met with Simon, Sharon and Roddy. NHBC will not cover the claim and Millers are stating they are not obliged to fix it, as it is outwith the 3-year warranty. Simon will follow this up with Millers to see if they will accept liability and failing that will get a quote for fixing the damage.

Bridge Subsidence:

The bridge should be going back up soon. The posts may not have been deep enough so it may not be slippage. Norwich Union will be coming out to inspect it also. The Water of Leith Warden has been notified and will report to the Council. Charles White to keep us updated.

Permit Replacement Costs:

A fee of £10 will be charged to replace all permits. Notification has been sent out to stir reps and they should be posted on notice board.

Action: Sharon to contact as many lettings agents as possible, notifying them of the new permit scheme and of the cost to replace permits.

Permit Misuse:

A few cars displaying permits have been spotted parking in the development and then the driver leaves the site. Andy has been keeping Sharon updated on these cars and the permits have been traced to several addresses. Letters have been sent to these residents informing them that this is misuse of the scheme. Permits can be revoked where misuse of the permit scheme continues by a particular resident. All residents will be informed first by letter and will have a week to respond to the letter.

Parking co-coordinators:

Sharon is hoping to hand over the reigns of the Rigg parking co-ordinator to someone else. Dougie is currently helping out but he can't commit to this long term. A discussion took place regarding parking co-ordinators in general. Should we just ask residents to contact CT directly as opposed to coming through the committee? Now that the infancy period of implementation is well and truly over should we be expected to continue with this current task? It has proved to be extremely time consuming and Sharon has experienced residents calling on a daily basis to her flat with parking queries.

Action: Sharon to contact Charles White re: signs that have names and addresses of co-ordinators on it. New signs should be made up.

Action: Gordon to change the parking website and omit the details of co-ordinators.

Action: Continuation of the parking co-ordinator role to be discussed at next meeting.

PVOA bank account:

Bill Scott has kindly agreed to become treasurer for the Committee. Bill will meet with Roddy and Sharon to organise opening the account.

Signage in the development:

It was felt that the signage in the development is insufficient. It would be more helpful if the signs for the Rigg, Brae and Road had numbers on them indicating where certain blocks are. Signs indicating NO BALL GAMES are to be made up also and Simon is to be shown where these signs are to be placed.

Action: Sharon and Bill to meet Simon to show him what signs are required and where they are to be put.

AOB:

- Gardeners and cleaners contracts were discussed. **Action: Sharon to request copies of contracts from CW. Simon to be asked to do a spot check when gardeners and cleaners are on site. Simon will be asked to speak to the cleaners about cleaning the doorsteps and lifts.**
- Simon will be asked to have the wall damage in the Rigg fixed.
- Billing systems at CW was discussed again. **Action: Sharon to provide feedback to CW that we are not satisfied with the current billing system.**
- Building Insurance premiums are no longer payable by direct debit and must be paid as one whole sum.

NEXT MEETING IS ON WEDNESDAY THE 13TH OF JUNE AT SHARON'S: 4/5 POWDERHALL RIGG @7.30PM