



Powderhall Village Owners Association

Date of Meeting: Wednesday 13th June 2007

Chair: Roddy Martine

Minutes: Sharon Grant

Present: Gordon Chrumka, Bill Scott, Ian Corbett and Peyman Taheri

Apologies: Kathryn Tomlinson, Dougie Brown, Paula Kershaw

Agenda:

- Factoring
- Beaverhall Road Development
- Update on underground car park
- Fence
- Security
- Road Adoption
- Painting Schedule
- Parking Co-Coordinator
- AOB

Factoring:

A Mr. Manganiello, from 4/2 the Rigg has written to all residents re: factoring in the development. He would like to be considered for the role of property manager for Powderhall Village. Before the Committee can give this any serious consideration, we, as the representatives of the owners in Powderhall Village, would need to ensure that any new factor is capable of managing a development of this size, has the necessary professional, legal and financial qualifications and has the necessary insurance cover in place.

Action: Roddy will write to Mr. Manganiello to inform him that, provided the above points are addressed, the committee would be prepared to consider a proposal from him explaining exactly how he would be able to reduce costs.

Beaverhall Road Development:

Plans have been re-submitted and most comments that the developers received have been noted. These addressed the matter of the ground level being too low. They did not however address the issue of some land behind Powderhall Road flats being used as access for their proposed car park.

It was discussed that 2/3rds of the access will be from Beaverhall Rd. The new scheme will comprise of commercial units, small offices, office blocks and residential flats. There will also be underground parking within the scheme. There will also be different parking bays allocated to commercial and small businesses. The matter of access will need to be addressed while they are in the process of building. Bryant's will have to grant access if the works are to commence before Road Adoption by the Council. Roddy and Ian have addressed this issue with our four new councillors at the meeting at the Red Braes on Tuesday evening.

Action: Copies of objections have been sent to all 4 Councillors.

Underground Car Park

The railings have been sealed in, although there are some nuts missing. Sarah at Charles White has been informed. All overhead lighting has been fixed except for one light. The electrician can't gain access to this as a car, which has not moved for several weeks now, has blocked access to it. The car has been traced to a certain flat through the permit number.

Action: Sarah Wilson will be writing to the owner of the car asking them to move it for works to be carried out.

Fence:

The fence is back in place. Norwich Union have not yet written back to Charles White with their assessment. We are unsure if they have even been out to examine the fence yet. Bill has received a copy of the flood protection map.

Action: Sharon to contact Sarah Wilson for an update on this matter.

Sharon to file away the map

Parking Co-ordinators:

Sharon asked if committee members should still be acting as parking co-ordinators within the development? This role has proved to be very time consuming as no more residents have expressed interest in sharing this role. The same 3 or 4 residents who are also committee members have had to address all the parking issues. Sharon suggested that residents can contact CT directly re: parking charges and that residents can email the committee website re: parking permits or other parking queries.

Action:

- **Sharon to speak to Dougie Hunter from CT to see if this is ok with this.**
- **Sharon also to speak with Andy the warden to ensure he does not ticket cars with valid permits, even if he sees drivers continually leaving the development after parking and believes them to be non residents or visitors to the development. He must contact the committee first and the committee will trace the permit number and write to the residents in question.**
- **Notices on notice boards indicating names of parking co-ordinators and their addresses are to be altered.**

Road Adoption:

Alex Patterson from the Council had informed us that the road would be adopted by the end of May. Ian phoned his boss yesterday and was informed that some remedial work on a valve has yet to be carried out by Bryant's before the adoption can take place. Apparently the Road was being inspected this week. It is most likely to be September before parking restrictions and yellow lining will be in place, thus providing people an opportunity to object to these proposals.

Painting Schedule:

Nearly 75% of residents in the Brae have paid up front for the painting works that are scheduled to commence soon. All communal areas, skirting, windowsills will be done. If residents wish to have their individual flat doors refreshed in white paint, they should contact TW Scott directly who will be carrying out the works. Painting in the Bryant Rigg will be carried out in the New Year and in the Miller Rigg next summer.

Action: Sarah Wilson to write to residents in the Brae to make them aware of the painting schedule and what they need to do if they want their doors painted.

Security:

The committee are keen to ensure that all residents have been informed about the new security proposals.

Action: Sharon to contact Sarah Wilson to ask her to write to all residents and absentee landlords informing them about disabling the latches and the services button.

AOB:

Peyman updated the committee with information regarding further proposed developments in the area. Vogue on Logie Green Rd is being demolished to make way for student accommodation and commercial units, including restaurants and cafès. Martin & Frost on Mc Donald Rd will be demolished and it is thought that student accommodation will be built there also.

**NEXT MEETING IS AT 7.30PM ON THE 22ND AUGUST AT 42
POWDERHALL ROAD**