



Powderhall Village Owners Association

Minutes of Committee Meeting held on 16th September 2008

Present: Roddy Martine (Chair), Gordon Chrumka, Sharon Lennie, Bill Scott (Treasurer), Ian Corbett (acting Sec.) and Stephanie Scott.

Apologies: Joanna Bytheway, Jane Chisholm, Peyman Taheri and Kathryn Tomlinson

Agenda:

- **Report from Sarah – ongoing actions**
- **Report from Gardening sub-committee**
- **Washing on Balconies**
- **Parking**
- **AOB**

REPORT UPDATE FROM SARAH DATED 16th September:

1/ Corner protection strips complete.

2/ All floors in Powderhall Brae buffed and sealed.

3/ T W Scott has now fixed the unfinished banister.

4/ The painting of 2-6 Powderhall Rigg. Sarah now has most monies in, but 7 - 11 Powderhall Rigg have been sent reminders as these payments have been a bit slower. Hopefully she will get a confirmed start date from contractor within next 2 weeks. She will write to all concerned when she has this confirmed.

5/ Sarah still awaits a start date for the gutter clearance work as the contractor has had to delay other jobs due to the inclement weather. She will advise on this as soon as possible.

6/ With regard to the road sign at the townhouses which reads 32-42, as opposed to 42 32, this was as agreed, and not strictly incorrect, depending upon which way it is approached. It was decided to leave it as it is.

7/ Neil Gordon from Rutterford's has emailed Sarah and advised that the fence panel behind 18 Powderhall Road is the mutual responsibility of themselves and Bryant Homes. In his letter he states that the broken blockwork does not appear to adjoin the Rutterford site, nor the blue area on the plan, although there is a conditional deal with Bryants to sell to the Rutterfords. The Committee were concerned that when this sale goes through, access to the two parking bays currently in use and maintained by the PVOA will be affected; also, that the bin stores are currently on that land. Where are they to go?

8/ Brian Hunter identified 5 panels on the fence at the B&Q end of Powderhall Road and

he has now replaced them at a cost of £50 + VAT.

9/ Communal Electricity Charges - Still ongoing.

10/ Gate to Townhouses - 3 quotes have been received and letters being sent to townhouse owners this week.

11/ Unsightly Plastic Materials on Barbed Wire Fence - ongoing works by Local Authority.

12/ Parking Permits - All issued. It was noted that not many green permits have as yet been put on display. Residents are asked to action this immediately. **SHARON TO E.MAIL ALL STAIR REPS.**

The Committee will be doing spot checks on cancelled permits from November. The Committee also moved a Vote of Thanks to Sarah Wilson for seeing through the marking and distribution.

13/. The £2 levy for Committee Admin will be included in the invoice coming out this week.

14/ Dripping overflows - 4 & 5 Powderhall Rigg cleaned last week. No response from 7/3 as yet although there is another leak from 7/8. **SARAH IS ASKED TO INVESTIGATE IF THERE IS A FLOOR PLAN HELD BY THE PLANNING DEPARTMENT WHICH SHOWS WHERE THE PIPES ARE LOCATED, AND TO FIND OUT WHAT IT WOULD COST FOR US TO OBTAIN A COPY OF THIS.**

15/ Bins on Pavement at Townhouses have been moved.

16/ The Noise Problem at 8 Powderhall Rigg - Resolved.

17/ With regard to overhanging trees from B&Q, Jane Chisholm had been told by the Manager that a quote had been sent to the Head Office and that he is waiting for permission to proceed. Sarah had heard that the Store was closing and wondered if this was the reason nothing had been done so far.

GARDENING SUB-COMMITTEE

The Gardening sub-committee had met to discuss the following quotations received from Hunters Garden Services.

1/ Improvements to Wall opposite Town Houses: From drain cover to wall end cut Border, prepare ground, dress with compost. Remove all debris off-site. Uplift and supply 25 Lavatera. Plant as required. £390 +Vat. **It was decided that the Committee would like a re-quote on this to include Clematis**

2/ Woodchip most Borders: £2100 + VAT. **It was agreed that this should proceed asap.**

3/ Empty beds on corner of the Rigg/Powderhall Brae. Provide Rocks and Topsoil and plants £280 + Vat. **It was agreed that this should be postponed until next year.**

4/ X Marks on Drawing Plan – Supply 6 Lavatera. Plant as required. £70 + VAT. **It was agreed that this should proceed asap.**

5/ Two beds either side of Playground: Clear both beds leaving Scots Pines. remove all debris off-site. Dig in top soil and compost. Uplift and supply mixed heathers and rocks. £330 + VAT per bed. **It was agreed that this be postponed until next year.**

6/ The long bed in front of Powderhall Brae central car park, Dig out all existing shrubs. Remove all roots. Prepare beds for planting. Uplift and supply 170 shrubs. Plant as

required. Remove all Debris from site. Top dress with woodchip. £1640 = VAT. **This work has to some extent begun, and it was agreed that it should be completed asap.**

7/ Bed beside B&Q. Remove dead trees. Prune back some branches from conifer. Cut out border along fence. Uplift and supply 30 lavatera. Compost bed. Plant as required. Remove all debris off-site. £530 + VAT. **It was agreed that this should be postponed until next year.**

8/ The Committee authorised the replacement of the vandalised tree on Powderhall Road in front of Powderhall Rigg asap.

Stephanie suggested that the planting of a few dwarf azalias in some of the internal beds would greatly enhance the appearance of the village. She will look into costs (maximum expenditure £100 to be paid out of Committee Fund) and is prepared to put them in herself. Ian observed that this was a good way for the garden to continue, ie: for Hunters to manage the big projects, but for an interest to be stimulated among residents to make their own contributions (within reason), as occurs in other communal gardens throughout Edinburgh.

Ian observed that the grass close to the St Marks Bridge would benefit from being edged. It was thought that this was already in the gardening specification. **Gordon to check spec on Web Site. Sarah to confirm.**

WASHING ON BALCONIES

A number of complaints have been received by the Factor and PVOA Committee concerning the hanging of washing on balconies and in windows, which is in direct contravention of the rules of ownership specified in the PVOA Deeds & Conditions. As a result, Sarah has been obliged to write to the owners of the properties concerned.

A letter has now been received from a resident objecting to this restriction and how it is being enforced.

While the committee is sympathetic to the reasons behind this practice (e.g. high energy costs, environmental concerns, etc), it has to be pointed out that all owners agreed to these Deeds and Conditions when purchasing their properties and that a large number of owners continue to agree with this restriction. Therefore, until this Condition is changed by a formal majority agreement among PVOA members, according to the procedures specified in the Deeds, the Committee and Factor are obligated to respond to any complaints about these rules being breached. As a result, when complaints are received, the Factor will notify those who regularly flout the rules and remind them of their responsibilities as part of the Powderhall Village community.

AOB

Bill observed that the light between 2 and 3 Powderhall Brae (beside B&Q) was still flashing on and off at night. **Sarah to be asked to look into this.**

Roddy and Ian are to meet Sarah on Site on 29th September.

Next PVOA meeting: Wednesday 22nd October at 7:00pm at Ian's flat – Powderhall Brae.