



Powderhall Village Owners Association

Minutes of Meeting held on Tuesday 11th July 2012

Present: Gordon Chrumka, William Mackie (Treasurer), Ian MacMillan, James Marsden, Roddy Martine (Chair), John Riley, Kathryn Tomlinson.

1/ Apologies: Andrew Nisbet, Frans Kooy

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on 15th May were approved

3/ Update of Actions from Previous Minutes

On 11th July, Nicola reported to William and Roddy on the following actions.

Overflow Pipes

The matter of exterior staining caused by overflow pipes is the responsibility of individual properties, and all that Charles White can do is to send a letter to the offending owners. In future, if the Factor does not receive a response from an owner within a fortnight, the Owner will be informed that the complaint will be handed over to the Council to serve a Compulsory Order.

In the Deeds & Conditions it stipulates that the Factor has the authority to authorise necessary repairs and to bill the appropriate owners accordingly.

Charles White holds a data base of all owners. In the next Newsletter, absentee owners will be advised that it is obligatory for them to notify Charles White with the names and contact details of any letting agents that they are employing.

Nicola is obtain floor plans for all Powderhall properties from the Council so as to be able in future to identify water outlets, etc.

11/07/12: Nicola to Action

Bike Storage

The Factor has been asked to look into the provision of more bike storage. The Committee has decided that this matter can only be resolved on an individual stair basis, and that if owners on a stair are agreeable, they can request for extra hooks etc to be added in existing bin stores. On stairs where there is no bike store, occupants must come to whatever agreement they can with their neighbours over parking bikes indoors.

Satellite Dish

There is a complaint about a satellite dish on a balcony at 5, Powderhall Brae. This is contrary

to the Deeds & Conditions and the Owner has been notified.

Lorry noise and smell from Waste Disposal Plant

Councillor Angela Blacklock has informed John that the Council is aware of the reversing lorry noise from the Waste Disposal Plant and that a “white noise” appliance is to be fitted. John has also complained to the Council that bin store doors are continually being left open after collections. He has been told that waste collectors have been instructed to make sure that in future, the doors are closed after collection.

It was also noted that the smell from the WDP has been particularly unpleasant over recent months, possibly caused by the humidity and damp. John will e.mail Councillors in this regard.

11/07/12: John to Action.

Steps beside 2, The Rigg

There is fallen debris and damaged brickwork on the steps beside 2, The Rigg. Mark Burns has been asked to quote for the repair work.

11/07/12 Nicola to Action.

4/ Parking and Powderhall Road adoption

On 31st May, Roddy and Andrew had a meeting with Councillor Lesley Hinds who has replaced Councillor Gordon Mackenzie as Convenor of Traffic and the Environment. Councillor Hinds appeared to be sympathetic to the situation in regard to the ongoing dispute over Powderhall parking spaces and agreed to call upon Council Officials to explain the delays. The “Stopping-up” Order which was to have been presented to the Planning Committee in June has been deferred until September.

5/ Gardening Sub-Committee

Brian Hunter has quoted for the replacement of 3 dead trees, 2 on the West Entrance, and one on Slope at Rigg (£210+VAT). The Committee agreed that he should progress with this asap.

11/07/12 Nicola to instruct Brian accordingly.

Brian has also quoted for work relating to the soil erosion and slippage on the B&Q boundary bed (£2480 + VAT). It was decided that in the current economic climate it was not a pressing matter, and the Gardening Committee will discuss how they wish to progress with this at a future meeting.

After a meeting with Frans Kooy, Brian has quoted (£ 390) for the introduction of 45 cascading ivy plants to be introduced from the top of the wall opposite the Town Houses. Gordon is to investigate alternative plantings, and Nicola Lowe, a garden designer who lives in the Rigg, is also to be consulted.

11/07/11 Gordon to investigate alternative plantings.

Grass quality

The grass throughout the village does not appear to have been fed for a number of years, and is beginning to look rather patchy in areas. Brian Hunter to be asked about this.

11/07/12 Nicola to Action.

Childrens play area entrance

There is no longer any grass in the entrance to the Childrens Playground, and following rainfall it becomes an ever deeper puddle. Paving probably would not meet with safety regulations, but the safety paving already in areas of the playground would be a possible solution. Can Nicola look into this?

11/07/12 Nicola to Action.

Broken tiling at entrance to 7 Brae.

This became chipped last year. It is a tripping hazard and needs fixing asap.

11/07/12 Nicola to Action.

6/ Change of Factor

To ensure the best possible service on behalf of the owners at Powderhall Village, the PVOA has decided to invite three factoring companies to submit tenders for the factoring contract at Powderhall: Charles White, the current Factor; Messrs Ross & Liddell, and Messrs Redpath Bruce.

1. The PVOA Committee will meet on Monday, 13th August 2012 to discuss the submitted material from all factors.
2. Provided that we have no concerns or important questions for the three factors, the PVOA will draft a letter to be sent to all owners – asking them to vote.
3. Charles White will receive this letter no later than Friday, 21st September 2012. Charles White will be asked that this letter be sent to all owners by no later than Monday, 1st October 2012.
4. The PVOA will hold an Extraordinary General Meeting at Broughton Primary School w/c 22nd October (date and time tbc). All factors will be invited to give a short presentation to those owners present about their company and their services (slot tbc, less than 20 mins each). This will be an important opportunity for owners to learn more about the three options, and to ask any questions.
5. The PVOA will request that all votes are received no later than Friday, 9th November - giving owners a good chance to have received the letter, attend the EGM and consider their options before responding.

7/ AOB:

Gordon Chrumka has agreed to take the Minutes at the next PVOA Meeting

8/ Next Meeting:

Monday 13th August at 4/6, Powderhall Rigg at 7.30pm