



Powderhall Village Owners Association

Minutes of Meeting held on Wednesday 29th January 2013

Present: Gordon Chrumka, Andrew Logue, Roddy Martine (Chair), Andrew Nisbet, John Riley, Kathryn Tomlinson.

In attendance: Sarah Wilson, Charles White

1/ Apologies: Dougie Brown, Frans Kooy, Ian MacMillan, James Marsden, William Mackie (Treasurer)

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on 13th December 2012 were approved

3/ Update of Actions from Sarah Wilson, Charles White Factors

The fire at 4/14 Powderhall Rigg

Sarah reported that the external repairs were completed and that it was likely that the property would be put up for sale as soon as the interior repairs and redecoration were completed. Redecoration of the stair at 4 The Rigg will be undertaken under the insurance cover once the property has been emptied of its contents.

29/01/13: Sarah to keep Committee informed.

Compilation of an Overflow / Gas Outlet Pipes Plan for Road/Brae and Rigg

Charles White is preparing a comprehensive site plan showing all pipe / electricity outlets. This is ongoing and is being undertaken block by block.

29/01/13 Sarah to update PVOA at next meeting.

Children's Play Area Entrance

Work has been authorised. However, to date it has been too cold and wet to proceed and the contractor has advised Sarah that completion will be February or March.

29/01/13 Sarah to Monitor.

Lift Contracts

The revised lift maintenance contracts with Schindler will be implemented as from March.

Recommendation of Common Areas Re-decoration

In step with the Powderhall Village Deeds & Conditions, redecoration tenders have been received from TW Scott, Hugh Muirheads and Brian Scott for Powderhall Road, Brae and Rigg. There are currently three quote options, but bearing in mind the differences between the decoration in the Road, Brae and the two blocks of the Rigg, 2-6 and 7-11, it was decided to look for a less costly option.

The Committee has therefore asked Sarah to get estimates for stripping, re-lining and painting the ground floors of 7-11 Rigg and Brae, and for washing the upper areas.

29/01/13 Sarah to Action.

Replacement side door on Underground Car Park

To be fitted 30/01/13

Re-issue of Parking Permits

Current Powderhall Village household parking permits expire at the end of February 2013 and therefore Charles White will shortly be issuing all owners with new Permits.

Cleaners

Once again Sarah was asked to give the Committee's thanks to the Cleaners for their hard work and dedication (including the wearing of seasonal Father Christmas bonnets!)

Charles White (Factors)

For the information of all Powderhall Village Owners/Residents, Charles White will shortly be moving its offices from Morningside to Haymarket. Powderhall Village owners will be kept informed as to where and when.

4/ Residents Parking and Powderhall Road Adoption

The Council has at long last met with Taylor Wimpey and it has been agreed between them and Councillor Hinds that Powderhall Village owners will be offered two options:

1. Partial Adoption of the roads and pavements excluding the parking bays.
2. A Parking Permit discount arrangement which would involve full adoption of the roads, pavement and parking bays with the implementation of Council parking controls..

The next meeting of the Transport and Environment Committee is on 19th March 2012 after which it is hoped that the matter will be progressed. The Committee of the Powderhall Village Owners Association unanimously agreed that the first was the only acceptable Option. If any owner disagrees with this decision, they should contact the PVOA Secretary.

5/ Upgrading of Web Site

It has been agreed that the PVOA Web Site be re-designed. Both Dougie and Gordon have set up test systems and will meet in the next week or two to progress things. It was suggested that the Greyhound motif might be re-styled with colour.

29/01/12 Gordon to action with Dougie.

6/ Gardening Sub-Committee

Wall Planting Opposite the Townhouses

It is recommended that this should take place in the Spring, and it was suggested that Gordon and Frans and Andrew set up a working party to implement actions at the next PVOA meeting.

Flower Bed at B & Q

Brian Hunter has requested a meeting to discuss this early in the New Year with Sarah, Ian and Roddy and other interested parties to discuss this further and to explore the options.

29/13/13 action to be arranged at next PVOA Meeting

7/ AOB

Fox Awareness

A number of residents in the village have commented on seeing and being followed to their front doors by foxes in the evening, this no doubt being brought on by the cold weather. For wild animals to behave in this way suggests that they are looking for food and that persons unknown within the village have been feeding them.

It must be emphasised that foxes can be **extremely dangerous**, especially when there are small children around, and **the Committee asks that in future residents should desist from encouraging them with food.**

8/ Date, Place and Time for next meeting

at 7:30pm at 4/6, Powderhall Rigg. 5th March 2013