



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Wednesday 22nd May 2013

Present: Gordon Chrumka, Frans Kooy, Andrew Logue, Roddy Martine (Chair),
James Campbell was welcomed to the Committee

In attendance: Sarah Wilson, Charles White

1/ Apologies: Dougie Brown, Dr Aamer Khan, Ian MacMillan, William Mackie (Treasurer),
Andrew Nisbet, John Riley. Kathryn Tomlinson.

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on 10th April were approved

3/ Robert Grandison from Sequel Fire & Security Ltd kindly showed members of the Committee how to disengage and re-instate the fire safety catches on the Stair Landings. These catches, which are similar on the Road, Brae and Rigg (but not the Town Houses) automatically disengage if a smoke alarm on the stair is triggered.

However, individuals have also been opening these windows, presumably to enable them to smoke, and since they are unable to afterwards close them, it has been necessary to call Robert down to the village to re-engage the catches. To avoid the unnecessary costs, and irritation, Stair Reps are to be issued with keys to the electrical cupboard. After checking that the catches on each landing are all in place, they will be able to re-set the switch themselves.

Details will be available on the Powderhall Village Web Site.

Update of Actions from Sarah Wilson, Charles White Factors

The fire at 4/14 Powderhall Rigg

Sarah reported that the tendering process for repairs has been completed and that it is now in the hands of the owners and their lawyers. It will be necessary to commandeer two to three parking spaces on the forecourt to enable scaffolding for a shoot to be temporarily installed to removed the house contents. Redecoration of the stair at 4 The Rigg will be undertaken under the insurance cover as soon as the property has been emptied of its contents.

22/05/13: 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, but slowly.

22/05/13 Sarah to update PVOA at next meeting.

Children's Play Area Entrance Surfacing

This work is now complete. A specification for the re-painting of the railings is in hand.

22/05/13 Sarah to update PVOA at next meeting.

Recommendation of Common Areas Re-decoration

In line with the Powderhall Village Deeds & Conditions, redecoration tenders have been received for the Road, Brae and the two blocks of the Rigg, 2-6 and 7-11.

22/05/13 Sarah to update PVOA at next meeting.

Abandoned bikes in Underground Garage

Following discussion at the AGM, notices were placed on the bike and bike frame seemingly abandoned in the underground garage. Since then, the notices and the bike frame have been removed, but the bike has remained. Since there are no bike storage facilities at 2-6 the Rigg, it was suggested that the unused passageway in the underground garage be adapted for bike storage,

22/05/13 to be discussed again at next meeting.

Crossing between pavements at 3, The Rigg

Following complaints that parked cars have been causing an obstruction to bin lorries beside the archway at 2 The Rigg, a pedestrian crossing is to be painted as a deterrent. Sarah has received a quote of £200 for the lines to be painted.

22/05/13 Sarah to

action.

4/ Residents Parking and Powderhall Road Adoption

In the on-going saga relating to the Council's road adoption and its proposal to acquire the parking spaces on Powderhall Road, it was agreed at the AGM that the Council would send out an unbiased consultation document and questionnaire to all Powderhall Village owners giving them the option of either retaining the parking spaces, or handing them over to the Council.

Andrew Nisbet has been negotiating with Councillor Hinds on the wording of this questionnaire and it is hoped that a mutually satisfactory situation will soon be achieved.

5/ No Smoking Notices are soon to be posted on Stair Notice Boards.

22/05/13 Sarah to

action.

6/ Upgrading of Web Site

Gordon and Dougie have been working on a re-design of the PVOA Web Site, and the new software is currently on the test-site. **If there is anybody in Powderhall Village with graphic design knowledge willing to help out, would they please contact us (either individually or through the web site)**

It was suggested that a Powderhall Village Facebook Page be created to enable owners/tenants to contact the Committee and Factor with greater immediacy.

22/05/13 Gordon to look into

this.

7/ Gardening Sub-Committee

It was noted that the grass area between the Town Houses and the Road properties is beginning to look untidy. It was suggested that Brian Hunter should cut the grass and the developer Springfield be billed for the work (as has been the situation with the previous owner).

22/05/13 Sarah to contact Springfield.

Wall Planting Opposite the Townhouses

Planting has taken place along the wall facing the Town Houses, and seems to be relatively successful to date. It was commented, however, that the plants will need to be watered from time to time, and suggested that a hose pipe be found that could be attached to the tap in the nearest bin store. Andrew (Logue) and Frans and Roddy agreed to water the plants when the need arises.

22/05/13 Roddy to look in to the provision of a hose pipe.

Flower Bed at B & Q

The edging here has been completed and looks good. It was suggested that owners closer to the site be encouraged to either do some planting , or suggest what they would like to see.

8/ AOB

Andrew (L) commented on the failure of the street light outside of 2, the Rigg.

22/05/13 Sarah to

action

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Fiona Sloane, who lives in the Brae, has kindly intimated that she would be willing to organise a Summer Picnic for residents - July/ August? She will obviously need help to organise this and if there is anyone interested in forming a Committee, or volunteering to help, they should contact the Chair/ Secretary as soon as possible through the PVOA Web Site.

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9/ Next Committee Meeting

The next committee meeting will be held at Roddy's flat (4/6 Rigg) on Wednesday 31st July at 7:30pm.