



Powderhall Village Owners Association
www. Powderhallvillage.org.uk

Minutes of Meeting held on Thursday 19th June 2014

Present: Gordon Chrumka, Roddy Martine (Chair), John Riley, Mel Shewan, Karen Shewan (Treasurer), Fiona Sloane, Kathryn Tomlinson, Dr John Trafton.

In attendance: Sarah Wilson of Charles White

1/ Apologies: James Campbell, Dr Aamer Khan, Frans Kooy, Andrew Logue, Ian MacMillan, William Mackie, Andrew Nisbet,

2/ Approval of Previous Minutes

The Minutes of the PVOA Meeting held on 20th May were approved. Fiona Sloane and Dr John Trafton were welcomed to the Committee.

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

Common Areas Re-decoration

Properties on the Road, Rigg and Brae have now been redecorated.

Bin Stores and Rubbish Chutes

Owners and Residents are again reminded that **NO LARGE BOXES** or **SOILED ITEMS** should be disposed of down the rubbish chutes as this causes blockage.

In future, the Cleaning Contractors will charge for unblocking the chutes. Sarah has placed laminated notices asking owners and tenants to be considerate on all of the Bin Chute doors, but several have already been removed!!!!

Residents are reminded that in future the Refuse Collectors will **NOT** remove discarded Christmas Trees from the Bin Stores. In future, these should be left on the roadside for collection.

OWNERS and Tenants are asked to be CONSIDERATE as abuse of the Rubbish chutes impacts upon all of us.

Waste Collection

There have been a large number of complaints about the irregularity of refuse collection. It appears that owing to Council financial cutbacks, owners/residents are now expected to call the Council when bins in the Bin Stores are full. Sarah is of the opinion that this is a Health & Safety issue and has asked for a meeting with a Council Officer.

In the meantime, it is suggested that when the bins start to fill up seriously, Owners/Residents should complain direct to **0131-529 3030** and having done so, **to ask for a Call Log Number**. We will also be notifying our Councillors about the situation.

28/08/14 to be discussed at next meeting.

Water of Leith Flood Prevention Scheme

Sarah has met with the landscaping contractor and been informed that planting work will commence over the coming week, weather permitting.

28/08/14 to be discussed at next meeting

Carpet cleaning

Cleaning of the carpets in blocks 20, 22, 14, 12 the Road, and 1 and 2 the Brae, has been completed. The other blocks are to follow.

Dog Fouling

There have been no further complaints in this regard, but Powderhall residents are asked to be vigilant and to report any abuses.

Apologies for duplicate charges

Charles White apologises for mistaken duplicate charging on recent invoices, and credit notes are to be sent out.

4/ Residents Parking and Powderhall Road Adoption

The Powderhall Village Owners Association has appointed Jennifer Brown of Murray Beith and Murray to look after our interests regarding the adoption of Powderhall Road. She will be updating the Committee on progress with Edinburgh Council and the developer Taylor Wimpey.

5/ Upgrading of Web Site

Gordon is working on improvements and looking into creating a Voting Page with password to enable decision making in the future. It was also suggested that a section be added for Comments and Discussion.

28/08/14 to be discussed at next meeting

6/ Garden Sub-Committee

A useful meeting has taken place between interested owners and Brian Hunter. The consensus was that more colour is needed.

It is suggested that a border be created beside the B&Q fence with additional top soil and planting.

Brian Hunter to provide quote for top soil, etc.

Karen to e.mail

Sarah with requirement details.. 28/08/14 Quote to be discussed at next meeting.

Involvement of Owners in maintaining the Gardens

Powderhall property owners are to be asked if they are interested in becoming involved with the planting/maintenance of areas close to their properties. This is not for them to embark upon any large planting, but rather in the small areas where a few bulbs would brighten things up a bit. A wheelbarrow, spade and hose pipe are available on request.

7/ AOB

Sink Overflow pipes in Brae Bin Stores

Sarah's attention was drawn to the bin store sinks at 1 the Brae, where the flow pipe opens onto the floor. This has been a problem since the building was completed. A contractor is to undertake the necessary work and Sarah to notify owners in the block that there will be an £18 charge per flat.

Noise from Beaverhall and B&Q

Loud music from a site occupied by Cross fit MIT on Beaverhall Road has been causing concern to residents on the Road. However, following complaints to Councillor Gardner and Mark Lazarowicz MP, this nuisance seems to have been resolved.

Other complaints relate to the introduction of a new tannoy system at B&Q. The Manager has been informed, and it remains to be seen if anything will be done about this before an official complaint is lodged. It was observed at the meeting that a friendly rather than aggressive manner when complaining might produce a more sympathetic response.

Trees at B&Q

Roddy has both written to, and telephoned, Helen Clarkson at B&Q headquarters (letter copied to the Manager of the Canonmills B&Q Store), regarding the tree growth which the company had guaranteed to monitor from 2011. Under recent Government legislation, the tree growth is in breach of the High Hedges clause.

Roddy has to date had no response and will continue to try and make contact with Ms Clarkson by telephone.

28/08/14 to be discussed at next meeting.

8/ Next Committee Meeting:

The next Committee meeting will take place on Thursday 28th August at 4/6 Powderhall Rigg (Roddy's Flat) at 7.30pm.