



**Powderhall Village Owners Association**  
***www.Powderhallvillage.org.uk***

***Facebook Page: Powderhall Village Owners Association***

**Minutes of Meeting held on Thursday 5th February 2015**

**Present:** Gordon Chrumka, Frans Kooy, Roddy Martine (Chair), James Marsden, John Riley, Kathryn Tomlinson

**In attendance:** Sarah Wilson of Charles White

**1/ Apologies:** William Mackie, Mel Shewan, Karen Shewan (Treasurer), Fiona Sloane, Dr Aamer Khan, Ian MacMillan, Andrew Nisbet, John Riley, Hannah and Kyle Whittington.

**2/ Approval of Previous Minutes**

The Minutes of the PVOA Meeting held on Thursday 25<sup>th</sup> November 2014 were approved.

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

Sarah reported that things had been relatively quiet over the Winter.

**Bin Store and Rubbish Chutes**

There have been problems with the disposal of Christmas trees. Since the Council has required that trees be left on the roadside, those placed in the Bin Stores have NOT been collected and therefore Sarah is making arrangements for their disposal.

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.

Also, **instead of abandoning large cardboard boxes** in the Bin Stores, will residents **PLEASE** take time to fold them up and place them into appropriate bin. The Refuse Collectors will **NOT** remove large items and residents are referred to the **SPECIAL UPLIFT NUMBER** which is featured on the Stair Notice Boards.

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

**4/ Ownership Parking and Powderhall Road Adoption**

Powderhall Road was adopted by Edinburgh Council in October 2014 and acting on behalf of

Powderhall Village Owners Ltd, MBM Commercial is currently engaged in completing the transfer of Powderhall Parking spaces (and common ground) agreed in the revised RCC from the developers Taylor Wimpey to Powderhall Village Owners Ltd.

It is very much hoped that the transfer will take place, and the matter be finally, before the Powderhall Village Owners Association AGM in March.

Sarah was asked to investigate costs for painting lines to co-ordinate the usage of the parking areas.

**Sarah/11/03/15**

**Will all owners who have NOT signed and returned the Company Membership Letter sent to them by Charles White PLEASE DO SO IMMEDIATELY as failure to do so will impact upon your parking space entitlements.**

It is our understanding that the five spaces directly in front of the five new Powderhall Gate Town Houses on Powderhall Road will in future come under Zone NZ and be patrolled by Edinburgh Council Parking Wardens. **On that basis, any Powderhall Village Owner parking in these spaces without having purchased a Zone permit or a pay-and-display ticket is likely to be ticketed by the Council.** This is not a very satisfactory situation, but Edinburgh Council has insisted that all parking spaces on future developments within the City of Edinburgh are to be exclusively controlled by the Council.

**As a gesture of goodwill, however, it was agreed that the five new Town Houses on Powderhall Road should be allocated one Visitor Permit each, thus allowing visitors to the Powderhall Gate Town Houses to make use of our spaces when necessary.** At the same time, it has to be emphasised that PVOA Permit Holders should **under no circumstances make use of the five Powderhall Gate parking spaces** unless they have first purchased a Zone NZ Permit or Pay-and-Display ticket from Edinburgh Council.

#### **5/ Powderhall Village Facebook Page and Upgrading of Powderhall Web Site**

Powderhall Village now has an operational Facebook Page and all owners and residents are encouraged to make use of it. In tandem with the Powderhall Village Web Site, this will hopefully initiate far better communications and discussion.

Gordon is still working on the Mailing List.

**Gordon 11/03/15.**

#### **6/ Garden Sub-Committee**

The pruning of the cherry trees along the path between blocks 1 & 2 The Brae and the B&Q fence, and the work at the entrance to Powderhall Village, next to the B&Q fence, at the left-hand side, is to start at the end of February.

**Sarah 11/03/15**

#### **Involvement of Owners in maintaining the Gardens**

With the approach of Spring, Powderhall property owners are once again asked if they might be 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 to concentrate on the small areas where a few bulbs would brighten things up a bit. A wheelbarrow, spade and hose pipe are available on request.

Karen has put up a notice on Stairs; similarly, Gordon on the PVOA Web Site.

## **7/ AOB**

### **Street Lamps**

Graham from GE Electrical has retired but will still be available for emergency testing. There will be a new electrician from CRB starting.

Various lights in the village are not functioning as they should and Sarah has the matter in hand.

**Action: 11/03/15**

### **Noisy Neighbour at 10/4 The Rigg**

A number of complaints have been received relating to the inconsiderate and anti-social noise – banging and singing - coming from the occupier of 10/4 the Rigg, especially in the early hours of the morning. Despite a letter from Charles White and various telephone messages, the problem is continuing. Mabe Neish, Community Safety Officer, City of Edinburgh Council has been notified, and any further disruption should be immediately reported to [mabe.neish@edinburgh.gov.uk](mailto:mabe.neish@edinburgh.gov.uk) or by telephone, 0131-529 7034.

### **Noise from B&Q**

Complaints continue relating to the tannoy system at B&Q. The Manager has been informed (but there appear to be several managers), and the noise level has been reduced slightly. However, residents whose windows and balconies face directly onto B&Q can still hear it clearly from 8am-8pm. Karen to write a letter to the store manager.

A letter of complaint has been drafted and Mel and Karen will be collecting signatures from blocks 1 & 2.

**Action: 11/03/15**

### **Trees at B&Q**

B&Q has now cut back the offending trees., although, they have unfortunately not cut back the Leylandii growth which overhangs the village side of the fence or touched the two trees at the far end, which are actually getting quite close to block 2 (these trees were not cut back previously). Mel and Karen are raising these matters with B&Q but are not hopeful of a positive response as these trees did not come within the initial remit for the work.

**Mel & Karen 11/03/15**

### **Vandalism**

Over the Christmas period, two cars parked in the Underground Car Park were vandalised; also, a lock was broken on the door. The police have been patrolling on several occasions, and the culprits are thought to have been the same as caused an earlier incident, but so far nobody has been reliably identified.

An owner has suggested that we install Close Circuit Television, but it was thought that the cost might be prohibitive. Sarah is looking into the matter. In the meantime, all owners are asked to be vigilant and should they happen to notice anything untoward, to please report it to

the police immediately.

**Sarah Wilson to become Director at Charles White**

The PVOA Committee congratulated Sarah Wilson on her appointment as an Associate Director of Charles White.

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**8/ POWDERHALL VILLAGE OWNERS ASSOCIATION AGM**

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**The PVOA AGM will take place at Broughton Primary School at 7.30pm on Wednesday 11th March 2015. All owners and residents are warmly invited to attend.**