



POSOL Residents Management Company Limited

Autumn Newsletter 2012

Chairman's Musings

POSOL is the management company responsible for the housing estate at Port Solent. POSOL is responsible (among other things) for the communal gardening around the estate, managing the private part of the marina under the policies required by our head leaseholder Premier Marinas, access and security to the communal parts of the estate and to try to ensure that where shareholders wish to develop their properties (and we are in favour of development generally) any such development is within the concept and spirit of the original development.



Things are complicated by the fact that the housing estate part of Port Solent was developed by more than one builder and over a number of years so that the covenants relating one part of the estate are not necessarily those relating to another part of the estate.

POSOL Directors are not the arbiters of disputes between neighbours, responsible for the maintenance or enhancement of privately owned land or acting as a parking management company. We can only work

within the law and the covenants which every home owner has agreed to.

There are a small number of shareholders who don't (won't) pay their management charges. While the Board is always willing to treat genuine hardship cases sympathetically, recovery action is always taken where no hardship exists. In some cases however POSOL has obtained several of County Court Judgements against an individual but the debt remains unpaid. In the past we have always looked at this on the basis that we will get our money eventually (with interest) when the house is sold; as we won't sign off the share transfers without being paid. However the Board has now taken a decision that they will actively pursue these persistent offenders and, where appropriate, seek a Bankruptcy order so that the house does get sold now, rather than let things drift on. So, If you are one of the few in this group, you have been warned!

Although a number of owners have recently redecorated their houses, there are still areas of the estate which are looking shabby. While some houses in need of attention are owner occupied, a significant number appear to be rented. I ask all shareholders to give an eye to the decorative state of their houses and, if necessary, put the necessary work in hand. Keeping all the houses in a good state of repair and decoration helps to maintain the value of all properties on the estate and makes good business sense for owners, including those who let their property.

The notice for the POSOL AGM will be mailed out towards the end of October. I look forward to seeing you there.

POSOL Website – www.posol.co.uk

The POSOL Website continues to be well utilised with an average of 90 unique visits a day. If you have any further information you would like to see or any suggestions for improvements to the site, please email us. We will discuss and evaluate your ideas to see if they are

suitable for adding in. We would also be interested in receiving any photographs that you would like to contribute– we may also look to use them in this Newsletter!

News from the Boardwalk



The Boardwalk seems to have had a great summer, despite the weather! All the restaurants have been very busy and enjoying the influx of visitors joining us on the marina. Many of the restaurants offer tempting voucher deals on their websites and some of the restaurants offer discounts for Port Solent residents so don't forget to ask!

We have also seen a new addition to the shops as Cotton Traders opened recently. Have a look inside the next time you are passing!

With more children on the marina now, the Boardwalk management has improved the surface in the play area and it is frequently full of happy children. The Port Solent 'Kidz Club' is organising a Halloween 'Trick or

Treat Hunt Party' on Wednesday 31st October 11am - 4pm.

Don't forget we also have the Monthly Sunday markets from 11am-5pm with various stalls from homeware to delicious treats. In addition to this there are plans for a Christmas Market, with 60 stalls, on Saturday 8th December from 11am-6.30pm. Future events are advertised on the Boardwalk and details are also published on the Port Solent website www.portsolent.com/whatson

Berth Owners' Benefits

Residential Berth Holders in Premier Marinas are now entitled to the Residents Advantage. This is a unique benefits package and includes:

- Three complimentary visitor nights at any other Premier Marina.
- 10% off Premier boatyard prices
- 4 weeks Free Storage Ashore
- Diesel and Petrol at cost in Premier marinas
- Sea Start benefits and cost-savings
- Up to 48% off IPC magazine titles - including marine favourites
- Exclusive berth holder discount - up to 20% off Premier Marine Insurance!



The above berth holder benefits are subject to [terms and conditions](#).

Follow this link to access full details of these benefits: http://www.premiermarinas.com/pages/residents_advantage

Neighbourhood Watch Update

Crime continues to remain low in Port Solent although there has been a recent spate in opportunistic thefts from cars. After a flurry of 3 or 4 thefts and attempted thefts, the Police put up some signs warning residents to lock cars. They also walked around the area trying cars to see if they were locked. They discovered that 40% of the cars they tried were not locked which is rather

shocking! There were recently some arrests in relation to these thefts. However, leaving so many cars unlocked is always going to attract thieves so please ensure that your cars, carport gates, windows and doors are always locked. It's also best not to tempt the thieves, so pack away all your valuables out of sight.

Let's say that again. **Four** out of **ten** cars on our estate, when checked by Police, **WERE NOT LOCKED!**

Why not put out a sign saying "Help yourself"?

Covenants Working Group

The Covenants Working Group has received a steady flow of applications for alterations and/or improvements to houses during the past 6 months.

As ever the Working Group welcomes proposals from shareholders who want to invest in improvements to their properties and the members of the Working Group continue to work hard to ensure that such improvements blend-in with the original design concept for Port Solent.

With the arrival of more families moving into Port Solent the Working Group is receiving an increasing number of applications for fencing along the water's edge of waterside houses, in the interests of the safety of small children.

Such proposals are usually acceptable subject to the proposed fencing being no higher than existing fencing on the adjoining properties, or a maximum 1.0 to 1.2 metre in height. The material should be timber with a pattern to match existing adjacent or nearby fencing or, as we are increasingly seeing requests, glass panels supported by timber uprights (including gate to the waterside where required). Shareholders should note that such glass should either be clear or tinted to match existing balcony glass. Etched, coloured or mirror glass will not be permitted. The erection of any kind of fencing on the marina 'capping' is strictly forbidden.

Parking congestion continues to be a problem in parts of the Estate and applications to widen or provide additional driveways within the curtilage of properties are increasing. The Working Group is sympathetic to such proposals and each application will be dealt with on its own merits. Of particular concern to the Working Group are proposals which would result in the removal of areas of established landscaping and pergolas which contribute to the visual amenities of the area. Similarly, multiple applications in a small area can result in the erosion of the overall landscaping of the Estate. No formal policy has been introduced yet and each case will be carefully assessed before a decision is made.

The Working Party continues to receive applications for partial car port infilling and the guidance on the POSOL web-site should be consulted by potential applicants before submitting their scheme. Shareholders should note that the use of glass blocks to provide natural light into a room formed in a car port is generally discouraged and will only be permitted when the glass blocks are situated at high level. Coloured glass blocks will not be permitted.



Similarly, the Working Group continues to receive applications for under-balcony kitchen extensions. Such proposals are usually acceptable subject to design. Points to note are that the extension should not project any further forward than the line of the balcony above (i.e. respect the Building Line) and careful consideration needs to be given to the external finishes where the extension abuts adjoining properties. Pre-application consultation with your neighbour is always recommended.

Finally, Shareholders are reminded of POSOL's pre-application advice service and are encouraged to consult the Working Group before embarking on a project, as this process can help to ensure that applications are more likely to be acceptable and that unnecessary cost is avoided in drawing up plans for schemes that are unlikely to be acceptable.

Gardening

Plans are in place to improve parts of Newlyn Way next Spring. The time has come to clear some of the gardens of overgrown beds and in particular common ground areas. This will be done on a tight budget and in the best interests of shareholders. Garden plans will be

We have had requests from shareholders to provide bespoke front gardens and in some cases elaborate and expensive suggestions for common ground areas. We would like to remind shareholders that we are only able to provide basic gardens, plants and contract maintenance. Front garden areas are owned by the adjoining house owners who are free to invest in their own gardens and opt out of the contract maintenance scheme if they wish. However, if this option is taken, POSOL needs to be informed in writing so that the contractor can be told to leave your garden untended. There will be no reduction in the Service Charge if you choose this option.

However we always welcome suggestions in writing, which will be considered by the Gardening Working Group and put forward to the board to discuss and decide on the outcome. We have also had requests to provide fencing and rockeries to prevent dog fouling on common grass areas. We should be able to rely on the dog owners themselves to consider and respect others

prepared and will be published on the POSOL website this Autumn. Plans will also be available to view at Countrywide. Affected owners will be advised when these are in place.



by clearing up after their pets but regrettably, this is not always the case. In locations where we have put fencing and plant barriers in place to discourage dog fouling, at least one dog owner has been seen lifting the pet over the fence to make use of the grassed area! Hard to believe, but true.

Car Parking

Parking continues to be an issue for many of the Residents. Although there have been areas that have seen a slight improvement in terms of office workers parking in Port Solent, we are not sure if this change is seasonal or not. There are also some areas that are the 'shortest walk away' that continue to be blighted with cars right outside their properties on a daily basis. If you have a continual issue please call Portsmouth Parking

using the details below to report it to the authorities. If we all register a complaint and keep the pressure on, we will have a better chance of getting something done. If cars are parked dangerously, blocking access to your drive, causing an obstruction or are blocking more than 50% of the pavement, then you should call Portsmouth Traffic. A ticket could be issued or, in extreme cases, the car could be removed.

The following excerpt is from the Portsmouth Council's Website

"We don't just hand out tickets, but play a vital role in keeping the city moving by keeping important routes clear. This is done by monitoring our major roads from our traffic control room. We promote road safety, for example by enforcing zig-zag lines outside schools. We fight vehicle crime alongside the police. Also, we ensure fair parking for residents, businesses and visitors."

Contact Parking

- Call on 023 9268 8310
- Fax on 023 9268 8286
- Email at parking@portsmouthcc.gov.uk
- Write to Transport and Environment"