



# POSOL Residents Management Company Limited

Spring Newsletter 2008

## Welcome to Charlene Smith

Lauren McIntyre, who worked with Samantha Simpson at Countrywide, left to take up a new job in a totally new environment before Christmas. We wish her every success in her new venture. Charlene has now joined the team and is rapidly familiarising herself with POSOL's administration and procedures.

## Budget 2008/2009

Accompanying this newsletter, you will find the Budget Summary for the new Company financial year. You will see that, despite your directors' best efforts to keep the service charge as low as possible, we expect to have to spend an extra 5.2%, compared with last year's budget. The summary includes comments on the various items of income and expenditure but you may reflect that a significant element is the 4% increase in the Port Solent Charge (over £6,000 in this year). 4% is the minimum increase specified in the Underlease from Premier Marinas to POSOL. Under certain circumstances this figure could be as high as 12% but, fortunately, no increase as high as this has ever been justified!

You will see that the figure for pontoon maintenance is 50% up on last year's budget. You will also note that the expenditure last year was much less than anticipated. This is the result of our being let down by the contractor appointed to carry out the necessary work and we are left with a backlog which will have to be cleared this year.

The budget for landscaping is higher this year because, in addition to the last of the area rejuvenation schemes in Tintagel Way, we also have to make allowance for some routine replanting in the older parts of the estate. Next year, we are confident that we will be able to see a useful reduction in landscape maintenance costs because we will no longer have the expense of major area overhauls. The replanting programme, which started with Sennen Place and will be complete when Tintagel Way is finished, used more sustainable plant varieties. The result is that, with good and regular maintenance, our landscaping will be good to look at for years to come.

In setting this budget, the directors have kept in mind its target of maintaining and, where economically possible, enhancing our marina village environment.





## Berth Management

A number of problems have arisen in the management of our berths because some owners have failed to advise POSOL of changed circumstances. A typical example is the failure to let the company know when a boat has been sold and removed permanently from its allocated berth. Every year, prior to a boat's insurance becoming due, a letter is sent reminding owners to re-register their boats and let our managing agent have a copy of the new certificate. If these are not received, a second letter is sent asking for the information again. Then, if the requested registration form and copy certificate is not received, a final letter is sent saying that the approval for the boat is withdrawn and asking for the authorisation pennant issued by Premier Marinas to be returned.



It is hard to believe I know, but Samantha Simpson at Countrywide, having caused the final letter to be sent, has received angry telephone calls from owners stating they no longer have the boat in question and demanding to know why she keeps writing to them about its insurance! Now Samantha is a very good Property Manager for POSOL but the directors forgot to ask for clairvoyance to be one of her qualifications when she was appointed.

So please, communicate any change of circumstance to POSOL, in writing (letter or e-mail), at the time the change takes place. Then we have smiles all round, nobody gets annoyed and you help save running costs and the environment by saving paper!

## Berth Licensing

Some of our residential berths may be licensed for a maximum period of 364 days. Such licences are not renewable and so, if you wish to license the berth for a second period, a fresh licence has to be created and a copy deposited with POSOL (together with the Boat Registration papers and fees). Whether or not yours may be licensed is determined by reference to your sub-underlease. It is essential that the licence is properly worded for the protection of both parties and you will find a sample form of licence on our web site under 'Downloads' in the Shareholders' section.

## Bryher Bridge

In the last newsletter we referred to lighting the lanterns on the fences either side of Bryher Bridge. A contract has been placed and you will shortly see this work in progress. Work on the installation from the water side will be from a barge moored alongside. Once in place, these lights will be cheap to run, the electricity will cost nothing, since POSOL already has an unmetered supply, and the lamps used will be the energy efficient, low wattage type, which typically have an 8000 hour service life. We will plan to replace all 30 lamps every two years, so that we should avoid, as far as possible, having the odd lantern unlit. The lanterns will be switched by optical sensors, one per side.



We are about to place an order for an additional stretch of galvanised iron fence to run along the existing planter wall between the large stone pillar at the southwest end of Bryher Bridge to join up with the existing fence alongside number 91. People have fished from this spot in the past, even though they had to push through some dense shrubbery to get to the water. With the essential rejuvenation work on this planting having been carried out, the area is more exposed and the new fence is now essential.



## Car Ports

Looking around our estate, a number of car ports are looking very unsightly, due to the random selection of items stored in them. The problem is more common in the case of carports which have been fitted with security gates. Our Managing Agent receives calls from time to time from owners complaining about the visual nuisance created by what is described as "rubbish", displayed for all to see. It would be better if the complainants were to address their concerns to the owners involved but most people prefer to avoid this direct approach.

We are not talking here about the occasional untidiness when an owner has a project in progress but rather the long-term use of car ports in this way. If these comments apply to you, please consider the effect on our environment and the nuisance you may be causing to others. Car ports are for cars and our car parking problems would be reduced if only more of us used them for this purpose, and kept the pavements clear for pedestrians.

## Garages

If you have not checked your garage lately, it is recommended that you do so soon. A number of tiles have been seen to be broken, especially on roofs adjoining Port Way. We have also had lead flashing stripped and stolen from garages along Lock View, so it would be a good idea to check that your garage is still weather tight.

## Untaxed Vehicles

A number of untaxed and apparently abandoned cars have been left at various public places around the estate. When these are found, POSOL immediately starts the process of having them taken away by the local authority and, in most cases, scrapped. If you see such a vehicle, please let us know, giving the registration number, description and location. Sometimes it takes longer than others to complete the process, due to difficulties tracing the original owner or the use of false number plates, but we always get there in the end.

## Health & Safety Inspection

Every 3 years, we engage a specialist to look over the estate to spot any health and safety issues and to make recommendations for improvements if any problems are spotted. It is good to report that a recent inspection picked up only minor concerns and these are in the course of being addressed. They are mainly concerned with improving warning signage at remote berth areas (we are required to tell you that the water at these locations is deep!).

A number of the pressed steel gully covers in front of houses in Tintagel Way and on the garage forecourts in Mullion Close were picked up as trip hazards. Over time some have been distorted and their ends stand above the surrounding level. If you own one of these you are advised to get the problem fixed as soon as possible.

Although not raised in the report, now is a good time to clean any build up of algae from your pontoon. A high pressure hose works well but do be sure to clean the topsides of your neighbour's boat when you have finished. It is amazing just how much material gets splashed around by this process. Alternatively, there are environmentally friendly chemical products available which will make a manual scrub-off less of a chore.





## Footpath Fouling

It is sad to have to write about this topic but, unfortunately, fouling by dogs' excrement has recently become much worse, all over the estate. Now one doesn't see many dogs roaming around unaccompanied, so one is forced to the conclusion that a few owners are being very irresponsible by not clearing up behind their pets, as required by law. Of course, the guilty owners may not be resident in our marina village. You can help here by reporting any incidents you see to the local authority. The following is an extract from Portsmouth City Council's web site.

"It is every dog owners duty to clean up after their dog and there are no excuses, fouling is unacceptable.

**Contact with canine excrement can lead to blindness due to an infection caused by the parasitic worm 'Toxocara canis'.**

To report instances of dog mess, contact the City Helpdesk on 023 9283 4092 or by email at [cityhelpdesk@portsmouthcc.gov.uk](mailto:cityhelpdesk@portsmouthcc.gov.uk)."

## House Decoration

It is good to see that a number of rendered houses have recently been redecorated or are in the process of having this work done. However, there are still too many houses in urgent need of such attention and these really do have an adverse impact on the overall appearance of our estate. If yours is one of these, please consider this and the effect it has on the value of your property and that of neighbours. Do view the helpful information on our web site (under the heading 'Living at Port Solent') concerning the different types of render and the appropriate treatment for each. Using the incorrect procedures or materials could be an expensive mistake.

Getting together with your neighbour can save a useful amount of money and will ensure a uniform finish to both houses.

## And finally....



To those of you with the Flebu ventilation and heat recovery system in your house (that's everyone except those with houses in Tintagel Way), don't forget the spring service. You need to change the heat exchanger module for the bypass unit, clean the filters and switch the fresh air inlet from within the roof space to the outside air, or get someone to do this for you. Doing this as the weather (hopefully) warms up will keep the system performing as the manufacturer intended.

We wish you fair winds, calm seas and a summer worthy of the name.

Now that's a sunset! Taken at Port Solent on Christmas Day 2007.