



POSOL Residents Management Company Limited

Spring Newsletter 2009

Report on the AGM held on 28th November 2008

The meeting was held at Portchester Community School, White Hart Lane, Portchester. This venue was chosen because it was larger than the Village Hall used previously and the Chairman and Directors envisaged there would be a larger turnout to the meeting. They proved to be right. There were 93 members, 15 guests, 7 board members, 3 members of Countrywide and the auditor present on the day. The Minutes of the meeting will be available on the POSOL web site from the end of April.

The renewed interest in the AGM was prompted by the fact that there was a strongly contested vote for directors on the board.

Resolution 1: To receive and adopt the Directors' Report and Accounts: This was taken by a show of hands from the floor. The accounts were passed with a substantial majority.

Resolution 2: Election of Directors: A poll was taken and the votes in the respect of the 7 candidates standing for directors were as follows:

1) Mr T G Evans	97 votes	(70 by proxy, 27 from the floor)
2) Mr P Lemaistre	103 votes	(70 by proxy, 33 from the floor)
3) Mr J L Lowrie	111 votes	(68 by proxy, 43 from the floor)
4) Mr M Sandall	113 votes	(65 by proxy, 48 from the floor)
5) Mr B N White	115 votes	(65 by proxy, 50 from the floor)
6) Mr R G Sillence	123 votes	(74 by proxy, 49 from the floor)
7) Mr M D Slack	127 votes	(72 by proxy, 55 from the floor)

The chairman therefore duly declared that the following directors were elected:

- 1) Mike Sandall
- 2) Reg Sillence
- 3) Michael Slack
- 4) Barry White

Resolution 3: To re-appoint the Auditors: Taken by a show of hands. Auditors Taylor Cocks were reappointed.

Resolution 4: To authorise and request that POSOL commission a Noise Survey

This item proved to be of quite a contentious nature. Several attendees spoke for and against the project, but the pro's won the argument in the end with a resulting in a majority vote to proceed. The vote was taken by a show of hands,

Post AGM note: the survey has now been carried out. See the report elsewhere in this Newsletter. There is no suggestion that POSOL will be involved in any cost of providing a noise barrier.

POSOL Web site

A reminder that the address is www.posol.co.uk and the new members' password from 1st May will be "PS2009"



Port Solent Noise Study

Following the decision at the AGM to commission a noise report to assess the noise disturbance being caused to residents by the M27 motorway, the Board appointed expert acoustic consultants 'Sound Barrier Solutions Limited' to undertake the study.

The report sets out the background to the study, considers the methodology for the measurement of noise, establishes assessment criteria and considers relevant 'standards' against which the recorded noise levels should be tested. These include PPG 24: Planning and Noise (i.e. National planning standards), the World Health Organisation 'Guidance for Community Noise' and the 'Calculation of Road Traffic Noise' (used by the Highway Agency).

A computer-based 'model' was developed of Port Solent and detailed 'in-situ' noise measurements were taken between 29 January 2009 and 5 February 2009, at various locations.

The findings of the study, in summary, were that well over 100 properties receive noise levels above the recommended guidance levels. These properties were located mainly in Coverack Way, Tintagel Way, Cadgwith Place with a few in Holywell Drive, Newlyn Way and Carbis Close.

The report assesses a range of potential noise barrier types and recommends the use of a 'reflective barrier: double skinned timber or TILON (recycled plastic) barrier. This could achieve a significant reduction in both the number of properties affected by noise disturbance and the level of noise experienced.

The report states in its Conclusion:

'Because of the extremely high currently existing levels predicated for some properties and the fact that many of these have second floor windows, the design would not result in noise at every property being reduced to below 68dB(A). However, the reductions are nonetheless extremely significant in terms of actual noise level difference, in some cases as much as 8 dB(A) would be provided. Subjectively this would equate to almost a halving of the perceived loudness of the noise.'

In relation to the practical 'application' of the study, the report will be used to support POSOL's representations in respect of Portsmouth City Council's emerging LDF Core Strategy (i.e. its plan for the future up to 2026), in particular in respect of the Council's proposals to locate an additional 2,000 dwellings at Port Solent.

It is the view of the POSOL Board that before allocating more development to Port Solent it is incumbent on the Council to fully assess all aspects of the existing (and future) environmental and living conditions of Port Solent residents and to ensure that existing problems are addressed and that additional development is not allowed to exacerbate and worsen the existing environment and living conditions at Port Solent.

To this end, it is considered that a noise barrier should form an integral part of the necessary 'infrastructure package' that would be required to support additional development at Port Solent and that without it, further development should not be contemplated.

Prior to the submission of representations on the draft submission version of the Council's Core Strategy (expected later this year) draft 'representations' will be prepared on behalf of POSOL by Charles Planning Associates Limited (CPA) (Chartered Town Planners), who are providing specialist planning advice to the POSOL Board, on an unpaid honorarium basis.

The draft representations will be made available for shareholders comment on the POSOL web-site for a 2 week period prior to submission to the Council.

In addition, POSOL have agreed that the report may be used by RAPS to further their campaign with the Highway Agency and the Minister to advance the case for a Government funded noise barrier. CPA has offered to provide assistance to RAPS with their endeavours.

For future up-dates please visit the POSOL web-site, periodically.



Security

When the estate was first being built, there were no fences or gates to prevent access to the water from the roads. Owners suffered strangers walking past their gardens, youths fishing from their patios and quite a lot of theft of property, anything from outboard motors to garden furniture. The fishing was often accompanied by loutish behaviour, bad language and a refusal to move away when asked. Owners petitioned the developer who agreed to erect the security fences. Some areas were not fenced at that time but POSOL later found it necessary to deal with these soon after it became independent of the developer. These included Kelsey Head and the bridge to Bryher Island.

The gates were originally padlocked but these proved to be unsuccessful and were changed to the present Yale type locks with security keys. At this time, POSOL issued one key to each remote berth holder, one key to each waterside house in Coverack Way (because these have right of way along a footpath next to the marina capping) and one key to the owners of houses next to the gates, for safety reasons, where these did not lead to remote berths. Keys were also supplied to the Marina Office so that marina employees would have ready access as needed. Emergency services are aware that keys are held in the Lock House for use in an emergency.

POSOL has recently received a number of complaints from shareholders complaining that window cleaners appear to have keys for several of the gates and thus free access to the waterside frontages of many houses. As explained above, the keys are of the security type and may not be copied without POSOL authorisation. It is likely that some entitled shareholders have purchased extra keys ("I've lost the one I was given.") and passed them to their window cleaner. Clearly, this defeats the security provided by the gates and is to be regretted. If you have provided a key to a tradesman, we ask you to recover it if you can. With the exception of houses in Tintagel Way, the ONLY access to the rear of waterside houses is through the house itself.

If keys have been sold to any owner other than those covered in the above list, this is an error on the part of Countrywide, which has clear instructions not to supply keys on a permanent basis to anyone else. Samantha Simpson has been asked to review the procedure for the issuing of keys to make sure that the rules are complied with and, so far as we are aware, the rule has not been broken since she took over in April 2007.

Gardening

Now that almost all of the major refurbishment schemes have been completed, there is a need to rejuvenate the Gardening Working Group itself. It needs new members from all areas to keep an eye on our landscaped areas, report problems as they occur and generally assist POSOL



to keep up the good work already achieved and recommend ways to make further improvements over time. Interested? Then please let Samantha at Countrywide have your details. This will not be an onerous task but is certainly one worth doing if you care about the way our marina village looks.

"Sewage" in the Marina

Premier Marina has been receiving a number of complaints about sewage floating in the marina. All such reports are taken very seriously by Premier but investigation always shows that the brown material on the water is dead algae. It is prevalent at this time of the year and is particularly noticeable in comparatively quiet weather conditions, when it tends to collect in corners of the marina. It even has a name "May rot".

Although not harmful, it is unsightly and the smell of the decaying organisms can be quite offensive. Premier will always attempt to disperse the dead

algae when carrying out their routine cleaning operations but it is nearly impossible to clear the problem entirely

Of course, if you were to spot sewage being discharged from a boat, heaven forbid, we would ask you to take a careful note of the boat name, date and time and then report the incident to the Lock House immediately on 023 9221 0765, where you can be sure the matter will be dealt with urgently.

Metal Drain Grids in Tintagel Way

Some time ago, we pointed out that a number of the pressed steel grids were distorted and had become trip hazards. Thanks to Phil Dickenson of Tintagel Way, we now have a source for

replacement grids and clips to hold them in place. Details can be found on the POSOL website or are available by contacting our Managing gent.

Rats and Other Furry Creatures at Port Solent

In the last issue of this Newsletter, we pointed out the possibility of rats taking up residence under garden decking, especially where food scraps were allowed to fall through the planks. We are told by a local rodent control officer that Portsmouth and the surrounding districts are experiencing a population explosion of rats at this time and Port Solent has not escaped. We have residents whose gardens have become overrun with rats, which have burrowed beneath fences and made use of their decked area. The problem is particularly acute where someone in the vicinity regularly puts out food for the birds. The trouble is that our feathered friends are messy eaters and they scatter uneaten seeds and scraps liberally beneath the feeder. This attracts the rats and mice and they then sometimes find the source of the food in plastic bags or jars, which they then gnaw through to get at the mother lode.

This is a difficult one because most of us like to see birds in our gardens, even though they sometimes make a mess of our boats. One suggestion, if you do feed the birds, is to place the feeder high and

over a paved area so that the waste food can be easily swept up each day.

Wednesday nights are party nights for our rodent population and for the urban foxes that also live among us. These regularly feast on the contents of bin liners put out for waste collection. Torn bin liners and rubbish can often be seen strewn across our roads early on Thursday mornings and is a real eyesore. The guidelines set by Portsmouth City Council advise us to put our rubbish out (in strong bags) by 7am on the scheduled collection day (normally Thursday) or at the earliest, 7pm on the previous evening.

If you are unable to put out your rubbish on the day of collection, try to arrange with a neighbour to do so for you. Alternatively, why not take your rubbish to the Household Waste Recycling Centre at the top of The Portway?

If the worst has happened and you already have a rat problem, you can get help by 'phoning the Local Authority Help Desk on the number given elsewhere in this Newsletter.

Gardens Maintained by Individual Shareholders -

Some owners prefer to maintain their own front gardens rather than have this done by POSOL appointed contract gardeners. POSOL has no problem with this in principle but there are some difficulties which have to be addressed.

A common problem is where a planted area is owned partly by one owner with the other half owned by his neighbour. If both owners agree that the bed should be maintained by one or the other, or both owners, there is no problem and POSOL will, if asked, instruct the gardening

contractor not to carry out any work on that bed. However, if one owner wishes to maintain his part but the other wants his part maintained by POSOL, we do have a problem. We can't ask the contractor to maintain just part of a planted bed. It is just not a practical proposition.

Where approval is given for an owner or owners to opt out of contract maintenance there is another potential problem. One or more of the owners sells the property but does not think to tell the new owner of the arrangement. The new owner is then likely to complain that his garden is not being looked after "like all the others". Such cases are eventually sorted out but it is a pity that they are allowed to arise in the first place.

It must be pointed out that there can be no reduction in the Service Charge where owners have chosen to look after their gardens themselves.



Countrywide Managing Agents

POSOL's managing agent recently relocated to Fareham. The new contact details are:

POSOL Residents Management Company Limited
c/o Countrywide Managing Agents
2 The Gardens, Office Village
Fareham
PO16 8SS

Telephone: 01329 222 272
Facsimile: 01329 285 859
e-mail: posol@countrywidema.co.uk

The old numbers and e-mail addresses will continue to work for a time but will eventually be phased out so please make a note of the new particulars and start to use them straight away.

The Leaning Walls of Port Solent!

During routine inspections of our estate, a number of 9 inch brick garden walls have been seen to be leaning away from the vertical. These walls are not simply leaning they are curved, with the lower courses still vertical, suggesting that the footings are OK, but with higher courses leaning progressively. Horizontal mortar cracks can be seen in the convex face. A structural report states that this curvature is the result of wind and sun playing on one face more than the other but the root cause is poor quality mortar used to build the walls. POSOL is having one such wall, in POSOL ownership, taken down and rebuilt and advises owners to have a close look at any such walls on their property and take any action necessary to



ensure that they will not become a danger to life or property.

Dog Fouling

We're sorry to have to raise this unpleasant topic but there has been a recent spate of fouling of pavements and grassed areas. Such irresponsible behaviour by dog owners beggars belief but the evidence cannot be ignored. On the basis that the owners concerned don't care, it falls to any one of us, seeing such fouling take place where the owner

does not clean up afterwards, to take action. You should report the incident with time, place, type of dog and any other relevant information to the Portsmouth City Council Help Desk on 023 9283 4092 or by e-mail at cityhelpdesk@portsmouthcc.gov.uk. Arrangements will be made to clean up and, in the case of persistent offenders, an investigation will be put in hand.

No Business Use for Moorings

There have been a few cases of boats moored on residential moorings being used for commercial purposes. This is contrary to the terms of residential berth sub underleases and action has been taken to remove the nuisance inherent in such operations. For the most part, these commercial operations have involved some form of boat handing and sailing tuition. These activities

themselves can constitute a nuisance to residents but another undesirable feature can be the number of trainees cars parked, sometimes for days at a time. Often, there is one car per student.

POSOL will continue to liaise with Premier Marinas to identify and take action against such activities.

Working Groups

We have various working groups which are shown on the website and the current working group members are:

Covenants

Reg Sillence, Tony Charles, Michael Slack

Gardening

Mike Sandall, Gay P Marriott

Berthing

Reg Sillence, David Turner, Terry Evans

Communications

Reg Sillence, Michael Slack, Barry White

The board is keen to involve as many people as possible in the work of POSOL and it would welcome applications from people with appropriate experience to work on the various working parties.

Perhaps anyone prepared to volunteer will let Countrywide have their details and interest?

Trial of Monthly E-mail

It has been suggested that we should issue a monthly e-mail to residents. This would not be a long document but a maximum of one A4 page which would give some standardised information on the work of our managing agents, i.e. number of phone calls, number of letters and a brief comment on the work they have carried out during the month.

We thought that it would be useful to give details of any other items that had been discussed or brought up. It was proposed that for example if the Noise Survey had been discussed at the board meeting the email would just say "Noise survey was discussed. See board minutes for full information."

The idea is to get owners more involved in the workings of POSOL without people having to read lots of detailed information. They would then be able to quickly scan what had been going on and look at the website if they wished to get more information.

What we need owners to do is:

- a) Tell us whether they think this would be a good idea or not.
- b) Let us have your email addresses if you wish to participate.

Send your thoughts and addresses, if relevant, to Samantha Simpson at Countrywide. Contact her at posol@countrywidema.co.uk.

Enjoy



manage the affairs of your Company in the interests of all its shareholders. Of course, we can't please all of you all of the time but we sincerely hope that we come close!

To those of you who go out on the water, we wish fair winds and safe journeys, whether you potter locally or venture further afield. To those who just prefer to live by the sea and enjoy its constantly changing vista, congratulations on having selected Port Solent as your base.

The Directors of POSOL hope you will long continue to enjoy the unique lifestyle afforded by our marina village. It is our intention always to