



# POSOL Residents Management Company Limited

Spring Newsletter 2013

## POSOL Budget 2012/13

With this newsletter you will find a summary of POSOL's budget for the financial year ending 31<sup>st</sup> March 2014. These form the basis of the service charges to be raised in April 2013 (2/3rds) and October 2013 (1/3rd). As this newsletter goes to the printer, we expect to end the year to 31<sup>st</sup> March 2013 with a total cost of approximately £381,613, but this is always subject to final audit and accounting adjustments. The main savings have been on:

- (i) pontoon repairs, as we spent a substantial amount on repairing the pontoons in the previous year.
- (ii) professional fees, which by their very nature are unpredictable depending on the level of legal advice that we may require
- (iii) management company expenses, where a discount was negotiated for this year only

The budgets for next year include a return to normal levels plus inflationary costs and these, together with the contractually increased charge from Premier Marinas will increase the overall budgeted costs to £414,687.

The charges to be raised to each house and berth holder will be mitigated slightly by savings made on the budget for the year ended 31<sup>st</sup> March 2012. The net effect will therefore be:-

Annual Service Charge	2013-2014	2012-2013
Total charge per house	£736.04	£712.91
Less refund for earlier year	-£11.46	-£70.17
Net charge per house	£724.58	£642.74
Total charge per berth	£321.11	£331.95
Less refund for earlier year	-£5.00	-£32.67
Net charge per berth	£316.11	£299.28

## Marina Safety

During a recent inspection of the marina containment wall, it was noted that a few owners have allowed shrubs to grow over the capping or placed pots in such a way as to interfere with free passage along it.

We all should know that there is no right of way along the capping. However, it is essential that the Emergency Services, Premier Marina personnel,

POSOL directors and POSOL's Managing Agent, authorised contractors, should have free and safe access at all times. Some of these obstructions are positively hazardous to negotiate.

We ask all owners of waterside property to check their own situation and remove any obstructions of this nature at the first opportunity.

## Gardening

Our gardens have fared reasonably well, despite the unusual weather patterns experienced this past (hopefully) winter. One area that is looking a bit tired is in Newlyn Way.

Your gardening Working Group, in conjunction with our gardening contractor, is working on plans to freshen things up here and will be making details of the proposed replanting available to owners in the affected area for their comments and suggestions, before the scheme is finalised and the work put in hand. This will not entail a complete refurbishment, such as was necessary a few years ago, when we had to recover from the original planting of inappropriate species and years of minimal maintenance by the developer (it was 12 years from the start of the development before POSOL gained full control).

Do please have a look when the plans are published and have your say. Remember, however, that all our gardening schemes have to be affordable and maintainable by contract gardeners. We also have to select plants which are suited to our marine environment.



## Security

You may have noticed, over the last month or so, a greater Police visibility on the estate. This is due to an increase in crime from vehicles and property. As Directors of POSOL we are very keen to maintain your security and that of the estate. We have received a recommendation from the Police that we consider installing CCTV on the access/road junctions that lead onto the estate, bringing the POSOL areas in line with Oyster Quay and Premier Marina's controlled areas.

We are currently seeking quotations which will be submitted to the Board for scrutiny and validation. You will be pleased to know that our current reserves are sufficient not to require you to make any payment to initiate the installation. At this

time we are conducting due diligence in order to ascertain the views from the shareholders.

We believe, along with the Police, that CCTV at the road junctions will deter unwelcome visitors to the estate and will help reduce the current increased crime trend. The POSOL areas are currently the only parts of the Port Solent estate not to have CCTV covering vehicle access.

We must stress that everyone has a duty to be vigilant and report any suspicious incidents to the Police making sure you get a crime number.

If you have a view on the introduction of CCTV for POSOL Residents, please write in or e-mail us at [security@posol.co.uk](mailto:security@posol.co.uk) with your feedback.

## Covenants Working Group

The Covenants Working Group has seen a steady increase in applications from shareholders for alterations and extensions to houses during the last 6-9 months. POSOL welcomes shareholders' investments in maintaining and improving properties.

The most popular projects are partial car port infilling, under-balcony kitchen extensions between brick balcony supports and loft conversions, as well as more routine applications for replacement doors and windows, installation of car port gates etc.



The 'key' objective of the working group is to try and maintain the developers' overall design concept for Port Solent, in particular in relation to window styles, proportions and materials, roof types and pitches, the detailing of under-balcony extensions (in particular the flank walls), and the style and appearance of car port gates. The

screening of car port gates, where required, should use tinted glass to match that in existing balcony of the property fixed on the inside of gates and shaped not to extend outside the profile of each gate. Mirror glass, strongly etched glass or brightly coloured glass will not be acceptable to POSOL. Plastic sheeting should be avoided as this weathers badly and discolours quickly.

In addition an increasing number of first floor balconies now need repair/replacement. This should be done in keeping with the original design and appearance, and glass should be tinted to match the original (i.e. no mirror glass, etched glass or other coloured glass). The replacement of the timber uprights with stainless steel posts may be acceptable subject to detail.

Shareholders are requested to ensure that their builder causes the minimum noise and disruption to other residents and avoids an accumulation of waste materials left outside properties. The use of appropriately sited skips is recommended wherever possible. Concrete, cement, plaster etc., should not be mixed on any public brick paved areas and in particular POSOL garage and courtyard areas.

Finally, please do remember that POSOL provides a free pre-application advice service to shareholders so get in touch with us to discuss your project before having detailed plans drawn up so we can assist in advising on what is likely to be acceptable.

## Are you Paying Too Much for Waste Water Removal?

All the surface water run-off from our houses drains into the Marina. Check your bill from Southern Water and look for an item called "Surface water drainage". You may be paying over £20 for a service not provided by Southern Water.

If you are, it is worth contacting the Company to claim a relief for this charge. It won't offer a refund but should apply the relief from the next annual invoice. Every little helps!