



POSOL Residents Management Company Limited

Spring Newsletter 2018

Caring for Our Precious Trees

A comprehensive survey conducted on our behalf by a team of professional arboriculture consultants produced a 78-page report. They inspected a total of 258 individual trees on the estate and identified more than thirty different species present.



While many have been left alone or simply trimmed to shape, the report did recommend that a number of trees should be felled and removed.

The two main reasons for felling were Disease (e.g. Ash Dieback) and Safety, as larger trees began to overhang properties or roads. Wherever possible felled trees have been replaced with new.

All of this year's tree work has now been completed. Our trees will continue to be checked regularly and where appropriate, pruned to keep them in shape.

Some trees have been earmarked for felling and replacement over the next few years.

Garden Contractors Give Port Solent a Smart New Look

In 2017 the garden maintenance contract was assigned to new contractors whose task it is to keep our garden areas and plantings looking fresh and tidy.



The impact of the new contractors has been noticed with several residents already expressing positive comments to the Gardening Working Group about how tidy the garden areas are now looking.

One of the larger improvement projects completed earlier this year was the refurbishment of the

garden at the corner of Lock View and Carne Place where new structural features have been created along with a fresh planting of shrubs and ornamental grasses.



The wooden planters adjacent to the moorings in Carbis Close have been repaired, repainted and replanted giving them a new lease of life.

Keep an eye out for further refurbishment of planters in the Sennen Place, Carne Place and Kelsey Head area scheduled for later in 2018.

Having remarked on how good our gardens are looking, it is a shame to have to report that washing is being put on show. This spoils the view and is specifically prohibited in the covenants.

Look out for New Road Signs!

Most of the signs showing our road names around Port Solent are faded and some are just plain broken.

In 2018 the tired and faded road name signs will all be replaced with new signs featuring a multicoloured 'Port Solent' logo and, where they



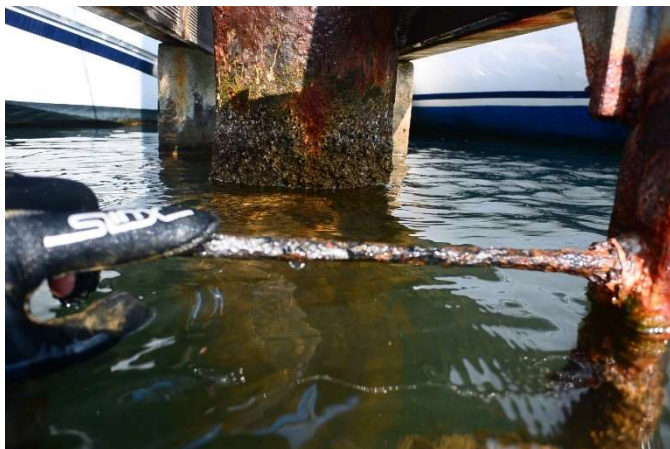
exist, the metal frames holding street signs will be repaired and repainted.

Two examples of the new signs can already be seen at Newlyn Way and Kelsey Head. Others will be appearing in a street near you very soon.



Safety Ladder Survey

We recently carried out a routine safety check on the safety ladders attached to the residential berth pontoons. We are pleased to report that all were considered to be sound and fit for purpose. Each rung was bounced on by a 90kg diver by way of a stress test.



Naturally there was some corrosion to be seen and photographic records were made (above and below the surface) for future reference. As was to be

expected, the corrosion was most apparent on the ladders in the early part of the estate. Since these were installed 30 years ago, they have done well. We have diarised the next survey for 2023.

The photograph shows one of the oldest ladders but there is still plenty of metal left to make this ladder serviceable.

We did find a couple of oddities. Some owners had tied large fenders to the ladders, presumably in case their boat came into contact with the steelwork. Unfortunately, this made them unusable as escape ladders! Since these ladders are for the benefit of anyone falling in the water, these obstructions should be removed immediately.

We found some wall-mounted ladders which have been fitted by individual shareholders. These were tested too for good measure and all were sound.

Marina Wall Capping

A recent survey of the top of the marina enclosure wall, found a number of instances where passage along the capping was made difficult or even hazardous due the presence of various obstacles. Shareholders are reminded that, although there is no right of way along the capping (though berth owners do have the right to cross it to gain access to their mooring) nonetheless, safe access is required at all times for safety and marina management purposes.

Many of the obstructions found were deliberate, for example plant pots and planters. Others were the result of plants being allowed to grow out over the capping. The owners of the affected properties have been sent letters asking them to rectify the problem(s). If, on a subsequent inspection, it is found that a problem has not been resolved, POSOL will be obliged to employ a contractor to put matters right and the cost will be charged to the shareholder's account.

Updated POSOL Website (www.posol.co.uk)

The POSOL website was created over 15 years ago. Since then it has grown and grown with various documents added and enlarged during the years. While it has served us well, these random additions have made it difficult to find any particular information. There were also a multitude of out-of-date references to Countrywide, and long since departed addresses, buried in some of the documents. We also found an invitation to a function held in 2003!

It was time for a spring clean and we have totally restructured the website. There are now two primary routes to finding any particular subject. When you become familiar with the site then using the "Index" should be the fastest way to get to any document. For those finding their way for the first time, the "Menu" route should be used to home in on the subject.

Hopefully, the historic errors have been eliminated and we have taken the opportunity to edit some documents and to introduce new ones.

In the "Contact Us" section there is also a "Contact You" entry. The website is a cost-efficient way of contacting all shareholders and if you have registered your email address with SDL you will be sent a "one-liner" to alert you to any news flash or new information added to the website.

Revising the website has been a mammoth job and it will be surprising if a few errors have not crept through. If you spot one then please let us know. We would like to be the first ones to hear about it, so we can try to put it right before anyone else sees it!

Equally important. Is it comprehensive enough? If you think there is inadequate coverage of any subject, please let us know.

For e-mail communications to be effective SDL must hold current addresses. If you have changed yours, did you advise SDL of the change?

Planters Repaired

Several of the brick planters around the estate were showing signs of cracking. Many had remained untouched since they were first built 30 years ago and the plants they contained were causing damage. The mortar in the repairs



is still looking very bright but we are assured that this will fade over time.

Once the repairs were completed, the GWG arranged for any plants that were removed to be replaced with fresh new stock.

Berth Management

This is a plea from our property managers, Ruth and Jane at SDL and the Berthing Working Group. After a great deal of hard work involving, research, on-the-water inspections and correspondence with owners, the POSOL Berth Database has been restored so that it now holds accurate records of boats registered to use our residential moorings. As a result, POSOL is again able to properly

manage the berths and fulfil its obligations to Premier Marinas under the terms of its underlease.

All that is required now is for owners to respond promptly to requests for boat registrations, insurance details, licence applications etc., and the ongoing management will be relatively easy.

Have you seen this Pooch?

This naughty pooch (or perhaps his carer) has not



been playing the game. Having done its business and carefully packaging it in plastic bags, does he then carry them home? **No. He does not!**

He tosses them into the bushes or even trees (where they sometimes hang like Christmas tree decorations)!!!! Hard to believe isn't it?

If you spot anyone behaving in this antisocial way, be sure to note time and details and report the matter to the local authority. The number to call is 023 9284 1631. Why not pop this number into your mobile 'phone now, so you'll have it to hand if needed? The call would be even more helpful if you were able to report that the bag tossing takes place at around a certain time or times each day. Wardens will then patrol the area at these times so that action may be taken against the offender.

While on the subject of dogs, please remember that dogs **MUST** be kept on the lead when using the Oyster Quay footpath.

Problem with Your Garden?

We hope not but, if you do have a problem with your garden, please tell POSOL about it. By this we mean communicate your concerns to our managing agent where the matter will be logged and the appropriate action put in hand. This may mean referring to the Gardening Working Group or issuing an instruction to the Garden Maintenance Contractor. By all means discuss your issue with the gardeners



but they work to a schedule set by the POSOL Board (as advised by the GWG) and are not able to comply directly with individual shareholder requests. Rest assured that, once logged with SDL, the matter will be dealt with and you will receive an acknowledgement followed by a written response setting out what, if any, action is to be taken to address your concerns.

Horsea Island Country Park

Where's that? You may well ask. It's the initial name for the parkland that is slowly emerging from Port Solent's past landfill site. Actually, we should probably call it a land rise site, since the hills of rubbish, now covered with soil and grasses, have become a significant feature on our skyline. We understand that a great many trees, of mixed

species and already grown to a height of 2.5 metres, are to be planted there, starting in Autumn this year and continuing into 2019.

We don't have an opening date for the park yet but it will probably be a couple of years before we can enjoy this new facility on our doorstep.

and, finally

The POSOL directors hope that you will enjoy the coming Summer at Port Solent and, for the many of you that venture out on the water, we wish you fair winds and balmy seas.