



POSOL Residents Management Company Limited

Autumn Newsletter 2020

What happened to the Spring Newsletter?

In case you were wondering, this is what happened. The newsletter was at the printers when it was realised that our Managing Agent needed to get their skates on and get the April Service Charge invoices out PDQ or they would be delayed by an unknown period because of the imminent lockdown. Ruth and Lisa worked miracles to get them all printed and in the post in time and the newsletter had to go by the board. Sorry about



that. This Autumn newsletter had to be delayed because there is important information about an upcoming major pontoon repair/replacement programme which we wanted to bring to your notice. Some of this depended on the outcome of some further investigative work by marine engineers and this could not be carried out until week commencing 20th October. See later.

"The place has never looked so good...."

We continue to enjoy a high-quality service from our Landscapers with residents and non-residents making comments, "The place has never looked so good." and "The Landscaping is Brilliant" to list but two.

The wooden feature in the rockery at the entrance to Coverack Way has been replaced and the planters in Newlyn Way/Kelsey Head have been fully refurbished too.

Last year we dealt with a real mess left by the original builders of Port Solent, a typical 'dump it there' case of rubble, rubbish and stuff, amounting to nearly 10 tonnes,

which was removed by hand from one of the planters, replaced with new top soil and replanted.

The years 2018, 2019 and 2020 have been very difficult for the flora and fauna with trees especially suffering across the country. Thankfully with an active working group and robust Contract in place (which requires watering under extreme conditions) we managed to save the vast majority of the newly refurbished plantings and, where required, the older areas as well. Thanks too to some of our residents near these locations, who also volunteered their time to ensure that our plants survived. If you can help in any way, it would be much appreciated. Just let AFP know or stop and have a word with the contractors.



Keeping up Appearances



At the last AGM, shareholders voted to take legal advice and pursue shareholders that are in breach of covenant with regards to maintaining the appearance of their property. Acting on that advice, the Covenants Working Group has identified shareholders that are in breach and, initially, a letter will be sent to these shareholders, asking them to take remedial action.

A review of the POSOL paint colour guide has also been undertaken to update the information with the latest specifications and reference numbers.

The full list can be found in the 'Houses' section of the POSOL website.

Garage Break In

Port Solent is generally considered to be a 'low crime' area but we do still encounter the occasional security issue. One such incident occurred in December when a garage door was ripped off its hinges in a break in. Since this occurred last year this is hardly "breaking news" but the message is still relevant.



(photo courtesy of A. Rundle)

The technique used by the thieves was to insert a hooked pry-bar under the bottom of the door at the centre point and apply force so that the door buckled outwards until the rollers at each side were pulled from their guide channels and access could be gained. So, not only were items stolen but the doors were ruined and had to be replaced. Side bolts at the lower edges of the doors might have helped but would probably have pulled out anyway. A vertical bolt mounted at the centre of the bottom of the door would be the best way to defeat thieves using this technique. There are some purpose-built locks available for just this situation. Of course, if a thief is really determined, nothing will prevent a forced entry but this might take longer and create a lot of noise, which might be a deterrent.

Owners' Contact Details

Surprisingly, POSOL does not hold full contact details for all its shareholders. POSOL needs to hold telephone numbers and e-mail addresses for every house owner. One of our houses was struck by lightning this year, causing damage to the roof and unknown internal damage. The house was unoccupied at the time and it took far too long to make contact so that the owner could take the necessary action.

Waterside Security

Earlier this year, a boat on one of our pontoons was broken into. Did someone leave a gate open? We know from experience that gates left open are quickly taken advantage of by thieves. They don't need a written invitation! Neither do they need

much time so, PLEASE shut the gate each time, even if you are making several trips from and to your car. A pain sometimes, we know, but that is what has to be done to maintain the security provided by the fences and gates.

"Rainbow" Garages



Concern about the array of different colours appearing on garage doors was raised by shareholders at the last AGM. Under the covenant garage doors are supposed to be painted with the colour listed in the Paint Colour Guide, which is available on the POSOL website. While some

doors clearly contravene the covenant, others are simply old and have faded. The AGM asked POSOL to explore how we might improve the appearance of garage doors around the estate and, now that garages have been numbered, POSOL will contact the owners where the doors need to be repainted.

Red Garage Door Paint

The Covenants call for these doors to be painted with external gloss paint to BS 04D45. BS numbers have been superseded for a number of years and some shareholders have had difficulty in buying paint of the correct colour. We have failed to find an equivalent colour in the current standard colour charts so the original specification has to stand. It means you can't readily go into most of the superstores and buy a tin of the right colour "off-the-shelf". However, the good news is that it can

still be obtained from those suppliers who are able to mix a colour for you. One local source is the Brewers Decorator Centre in Fareham or their branch in Waterlooville. Just give them the number BS 04D45 and they will mix it for you in minutes. Other garage doors, with colours other than red, have current colour specifications (see the POSOL website) and should be easier to buy "off-the-shelf".

Locks, Signs & Numbers



Mundane as they are, sometimes the little things can make a big difference. In recent months all the locks on the gates to remote moorings have been checked and serviced to ensure that they continue to function properly in our salty environment

You may also have noticed that some of the old and faded Byelaws signs have been replaced for new in Kelsey Head and on Bryher Bridge.



As reported in last year's Autumn Newsletter, all the remote garages have now been given a number and identified with small metallic plates. Having an organised numbering system will assist owners and the estate managers in identifying precisely which garage is which. When it comes to selling a garage, it helps if everyone knows which property is actually being sold! When the estate was originally sold, the garage numbering system was chaotic, with individual blocks or groups of blocks being given their own numbering system!



Paying Your Service Charge

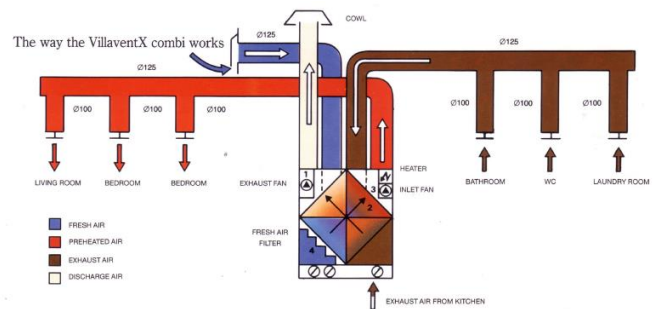
In the Autumn Newsletter last year, it was explained why POSOL would not be making a Direct Debit scheme available. Since then it has been looking at possible alternative systems, including "Go Cardless". Having weighed the pros and cons of each, we concluded that we have no viable alternatives to the payment options that are already in place. These are:

- Pay by Bank Transfer (BACS)
- Pay with a card over the 'phone
- Pay by Cheque

Flebu service reminder

With the coming of Autumn it is time to plan the twice-yearly trip to the loft to service the fresh air circulation system. This applies to all Port Solent houses except those in Tintagel Way. With the colder weather, the two filters need to be taken out, washed, dried, replaced, and the heat exchange module fitted in place of the bypass module. All that then remains is to switch the 'Y' valve in the air inlet hose to bring air in from inside the loft instead of from outside the house, where it should have been set during the summer months. If clambering around in your loft is not to your liking, then it is well worth getting a qualified person to do this for you.

(Image courtesy of Villavent. More information is available to download at www.posol.co.uk.)



'Wilding' the Verges



You may have noticed some changes in the grass verges along Port Way with the inclusion of some 'meadow plant' inserts. These wildflower areas will increase the biodiversity of the verges and provide a little extra help for pollinators and other insects. We are looking forward to next spring / summer when the plants will also bring a bit more colour to our roadsides.

Dog Mess

We hate to have to make reference to this anti-social nuisance again but POSOL still receives complaints from residents about it. No doubt all you resident dog owners are diligent at cleaning up after your pet but someone is not. It may well not be a resident of a POSOL property (our roads are

adopted highways). If you see anyone failing to clean up, take note of the time and location, the breed of the dog and a description of the handler. Portsmouth City Council have a Report Form on their website <https://www.portsmouth.gov.uk/>

Pontoon Replacements

Many of POSOL's pontoons are more than 30 years old and the directors need to formulate a plan to introduce a phased repair or replacement programme, phased over a number of years. There are 150 finger pontoons in the residential area and, at today's prices, we are looking at around £5,500 to replace one.



The recent survey indicated that, for the most part, the basic steel framework is in fair condition, revealing no serious structural issues. A number of planks were found to be weak or loose and a few of them were actually broken. These have already been rectified. The biggest problem is at the hinge between the ramp and the pontoon itself. Over the years, the holes for the 16mm bolts joining the two sections have become enlarged, allowing more vertical movement, increasing the normal level of "wobbliness" and causing some pontoons to tilt significantly.

Because the basic structure is in good shape, we are investigating possible ways of repairing the worn hinge section, seeking to defer the cost of full pontoon replacement. This work is ongoing. A repair may or may not prove to be practicable or economically sensible but is worth a try. More news as soon as we have it.

One might expect that the oldest pontoons will be in the worst condition and need attention first but this has proved not to be the case. Factors which have degraded individual pontoons include:

- Its location and how exposed it is to the prevailing wind.
- How much wash it receives from passing traffic.
- What size and what types of boats have been moored to it.
- The way in which boats have been secured to it. Some boat owners choose to secure their boat with unnecessarily tight lines, giving little stretch and consequently imposing harsh loads on both boat and pontoon

This means that the requirement for replacements are scattered around all the berths. The work cannot therefore be planned neatly starting at one end and finishing at the other. Replacements will be prioritised with the worst cases being dealt with first. All will be dealt with in time but the work will be spread over many years to spread the cost and our Managing Agent will ensure that all this work is correctly logged so that the programme can be properly controlled.

This is where the berth owner has a major role to play. As the work progresses, it will



be necessary to move boats around to clear space for the work to be carried out. In all cases, the affected pontoon will have to be fully vacated for the work to be done. This is where the owner's full cooperation in clearing the pontoon on the scheduled dates will be essential. Full information will be given in good time for you to make the necessary arrangements. Don't panic! We're not starting next week.

Irrespective of the replacement programme, minor repairs will continue to be carried out as normal.

Sharing CCTV

A number of houses are now fitted with security cameras to protect the owner's property. Sometimes, when an incident occurs, one or more of these cameras might have recorded it and it would be helpful to the Police or Local Authority to have access to that recording. If you have one of these security systems and would be willing to

share images of such incidents, please contact our Managing Agent so that they can maintain a register of willing owners. If your name is on this register and an incident is recorded in your locality, your name and contact details will be passed to the relevant authority, who may contact you directly for help.

Car Parking – “A Blight”

You may have noticed the recent announcement by the Transport Secretary, Grant Shapps, that he is launching a consultation on a new offence of “obstructive pavement parking”. The aim is to empower councils and police to issue errant motorists with fines and end a blight which he said can cause “very real difficulties for many pedestrians”.



Car parking in Port Solent is limited and we all rely on the courtesy and consideration of others to avoid the kind of issues that Mr Shapps is referring to. Unfortunately, judging by the number of complaints POSOL has received from residents recently, not everyone is quite so considerate. Poorly maintained cars (and vans) that leave a mess such as oil leaks etc.; taking up two spaces by not respecting the parking lines; leaving cars for long periods with no MOT or tax and parking on the pavement, are just a few of the issues raised by residents and shareholders. Where it can, POSOL has taken action by issuing letters to vehicle owners who don't respect the rules. However, many of the roads and car park spaces around the estate are in fact adopted highway and therefore outside POSOL's remit. If you do own a vehicle and park in Port Solent, please park considerately and respect other road users, including pedestrians.

Courtyard Garden Rubbish

When our stalwart gardeners were clearing the undergrowth from behind the garages backing onto Portway, they came across several instances where garden rubbish had been dumped over the back fences of several properties. The narrow strip behind these fences and garages needs to be kept clear so that owners can gain safe access to the backs of their garages to clear gutters and apply woodstain to the woodwork to preserve it. So please don't dump rubbish over the fence. It makes access difficult and is likely to rot out your fence anyway.



And Finally....

If you would like to participate in one of the working groups to deal with various topics and make recommendations to the directors, please contact our Managing Agent, AFP, for more information. There are currently vacancies on the Covenants and the Berthing Working Groups. It's your marina village, so why not get involved and help with looking after it?