



POSOL Residents Management Company Limited

Spring Newsletter 2019

Budget 2019/2020

With this newsletter you will find a summary of POSOL's budget for the financial year ending 31st March 2020. These form the basis of the service charges to be raised in April 2019 (2/3rds) and October 2019 (1/3rd). As this newsletter goes to the printer, we expect to end the year to 31st March 2019 with total expenditure of approximately £496,000, but this is always subject to final audit and accounting adjustments. This means we will have spent around £7,000 less than we budgeted at the start of the year. However, we decided to charge all the substantial

planter refurbishments, of around £20,000 during the year, direct to Sinking Fund Reserves as this was rectifying decay which had been spread over thirty years. The budgets for next year include inflationary costs and these increases, together with the contractually increased charge from Premier Marinas will result in overall budgeted costs of £517,000, slightly offset by expected income of around £2,300. The charges to be raised to each house and berth holder for the year ending 31st March 2020 will therefore be:-

Annual Service Charge	2019-2020	2018-2019
Total charge per house	£954.29	£930.45
Less refund for earlier year	-£14.49	n/a
	-----	-----
Net charge per house	£939.80	£930.45
	=====	=====
Total charge per berth	£358.10	£350.38
Less refund for earlier year	-£5.44	n/a
	-----	-----
Net charge per berth	£352.66	£350.38
	=====	=====

New Safety Ladders

You may have seen that POSOL has installed some new safety ladders where the original provision was judged to be too sparse. However, we have received complaints about the faded condition of the red caps on piles where safety ladders have been installed for many years (30 in many cases). We had to agree that the old ones looked tired and less conspicuous than they should be to mark the locations of safety ladders. We looked at the cost



of painting these, using materials and procedures suitable for a marine environment and taking special measures to avoid contamination of the water by accidental spillage. This proved to be horribly expensive. Instead, we will soon replace the old red caps with new which, while not cheap, is certainly much less expensive than painting. All in keeping with POSOL's aim of maintaining our estate looking smart.



Farewell to a Familiar Landmark

The beautiful old pine tree at the junction of Lock View and Carne Place was a familiar landmark for many Port Solent residents, but it was causing serious damage to the nearby road and pavement. It had also lost some branches in high wind. Following advice from POSOL's appointed consultants, it was deemed too dangerous to remain.



Taking the location into account and with future maintenance in mind, a species of Holmoak, chosen by the Gardening Working Group, has been planted in its place. This is an evergreen variety of oak, is well suited to our marine environment and has been planted in a root retaining ring to prevent



future root growth from damaging the adjacent footpath and road.

This is a picture of a mature Holmoak.

In time, this new tree will become as much a landmark for residents as its predecessor.

Rubbish Dumping

We are experiencing a spate of rubbish being dumped on remote berth areas and garage forecourts, presumably by residents or licensed boat owners. The rubbish ranges from flower pots filled with dead plants to washing machines and just about everything in between. POSOL, in the interests of maintaining our estate in a clean and tidy condition, has spent your money to pay

contractors to clear up the mess. This is money we should not have to spend so please, if you see anyone dumping rubbish, let them know that you object to having to contribute to the cost of cleaning up their mess. If you know the person concerned do let our managing agent have the details (date, time, location etc.) and the person concerned will be contacted formally.

Drawing the Line on Parking

Parking in Port Solent is at a premium and there are Regulations in place to try to manage the spaces available (www.posol.co.uk/menu/estate/parking for details). In an attempt to improve the use of the available space, POSOL has



highlighted parking spaces with the addition of painted 'T's in key areas around the estate. Parking considerately using these 'T's as guides will maximise the use of our limited space.

M27 Noise Barrier

We have been advised by our MP, Penny Mordaunt, that Highways England have officially approved the decision to proceed with noise barriers along the section of the M27 adjacent to Port Solent. The scheme is now progressing to create the detailed design and once this design has been approved the scheme will be delivered in the 2019/2020 financial year.

Port Solent Marina – Benefits to POSOL Berth Owners

Port Solent resident berth holders receive a 10% discount on boatyard fees, up to 28 free days ashore, fuel at cost and three free visitor nights at any other Premier Marina. As residential boats are within a Premier Marina then they qualify for favourable Premier Marina insurance rates

through its insurance provider, GJW. Please note that these concessions are NOT available to owners of licensed boats, i.e., where the berth is sublet. They also do not apply to any boat which is not correctly registered with POSOL

Floating Docks

POSOL accepts that floating docks are permissible on its residential berths for use by small power boats of all types. However, the key word here is “floating”. Some docks have been observed attached so tightly to the pontoon that, when loaded they “hang” on the pontoon, subjecting it to stresses it was not designed to take. If you wish

to use one of these docks, please ensure that it is moored correctly and that it does not put an unfair load on POSOL’s pontoon. Needless to say, the dimensions must be such that it can be moored within the boundaries of its berth and not cause a trespass into a neighbour’s or Premier Marina’s water.

Planter Refurbishment Programme

POSOL’s ongoing programme of garden and planter repairs and refurbishment has generated some wonderful comments from Port Solent residents, who like the new look planters. In 2018,

several planters were repaired and replanted in Carne Place and Sennen Place. More recently, the roundabout in Tintagel Way has been tidied up and refreshed.



Shut That Gate!

On several occasions gates to remote berth areas have been left open, which rather defeats the point of having gates in the first place. We know it can be a nuisance if you have to use the gate several times, perhaps to bring or recover kit to or from your boat BUT, it only takes an unguarded moment for an undesirable to slip through. In the last few weeks, a thief broke into two houses on Bryher Island, having gained access via an open security gate. The alarm was set off in one house and a handbag stolen from another. Cards from the handbag were promptly used in a local supermarket. The danger is real and ever present so we make no apology for saying again:



SHUT THAT GATE! Every time.

Rats and Decking

We may not care to think about it but rats are never far away from us. They are attracted by

food. If there is no food to be had, they will stay away. Simple as that! The solution therefore, is obvious. After eating on your patio or in your rear garden, please clean up every trace of dropped food immediately. Food can drop through slatted patios and be difficult to clean up. Make sure that rats have no access under such patios by blocking off all entry points with wire mesh or similar. On the same theme, we all now have “wheely” bins for our rubbish so there is no need to put rubbish out for collection in plastic bags.



Solar Panels and Pigeons

Pigeons find the space underneath solar panel arrays a snug place to roost. Unfortunately, they have a tendency to defecate in such places and produce an unsightly mess. When giving approval for such panels, POSOL now recommends that side fencing is included in the specification to prevent this nuisance. Of course, this adds a little to the

overall cost of the installation and some shareholders have chosen not to have fences fitted. If you are planning to have solar panels installed, please remember that the nuisance caused by pigeons on your roof affects your neighbours too.



Completion of Works

Where POSOL has issued a Letter of Conditional Approval (LOCA) for changes to the external appearance of your house, it is important that you tell us when work is complete or when some of the approved work is complete and it is not intended at that time to complete all of the changes covered by the LOCA. Having inspected the work, assuming

this has been carried out in accordance with the LOCA, POSOL will then issue a Full Approval notice for the completed work. Full approval for alterations will be needed should you sell the house. Remember that conditional approval expires two years from the date of issue, if work has not commenced by that time.

Electric Car Charging Points

With the advent of electric cars, the need for home charging points will increase. Mounted on the front face of a house, these changes of appearance would be unsightly and require POSOL’s approval (which is unlikely to be given). They can just as easily be mounted inside a car port where there

will be no visible impact externally and no approval would be required. If you plan to install one of these, please make sure you specify its location to your installer. Without your instruction, installers will typically mount it at the position most convenient to them.

Do You Care for Port Solent? Can You Spare Some Time?

Your 7 volunteer directors are supported by Working Groups. The improvements you see in the landscaping and garden maintenance is down to the efforts of the Gardening WG liaising closely with our gardening contractor. This group and the Covenants and Berthing groups would love more shareholders to join them to lend a hand. Please contact our Managing Agent to let us know of your interest.

