



# POSOL Residents Management Company Limited

Autumn Newsletter 2022

## New POSOL Director

We are pleased to welcome David Wilson, who came forward following the appeal in the last newsletter. We were delighted to receive enquiries from several shareholders, all of them would have been an asset but all but one lived in areas of our marina estate which were already well represented on the board. Since the board of POSOL was expanded from four to seven directors at the millennium, it has endeavoured to recruit members so that all geographic areas are fairly represented. Not always possible but a worthy aim. David lives in Sennen Place and, if memory serves, the previous director living in Sennen Place retired in 2001 or 2002!

David has a lot of business experience and, being a relative newcomer to Port Solent, will be able to inject some fresh thinking to our enterprise. David was appointed a director by the board at a meeting held on the 22<sup>nd</sup> of July and will offer himself for election at the AGM in November.

## Tight Lines

During a recent high tide, when the water level reached its maximum height of 3 metres over the lock sill, a boat owner complained to Premier Marinas that his boat was pinned to the pontoon and he feared that a cleat would be torn out of his deck. He was unable to release the mooring line causing the problem because of the way it had been secured. He could of course have cut the line but was reluctant to do so "because he had paid for his lines to be made up for him and did not want to waste his money".

The lesson here is that mooring lines must always be capable of being cast off under any circumstances. The permitted range of water levels is from 2.2 metres to 3.0 metres over the sill in the lock. It is necessary, therefore, to allow for the water height to vary by 0.8 metres. At either end of this range, a boat needs to have adequate riding scope to avoid the situation described above. Remember too that the boat will move towards the wall as the water level drops, so it needs to be moored to allow for this.



## Need for Vigilance

There have been several thefts from car ports over recent months. It has been noted that some trusting householders have stored quite valuable items on display. A great temptation to any would-be thief.

Please think carefully about what you keep in the car port.

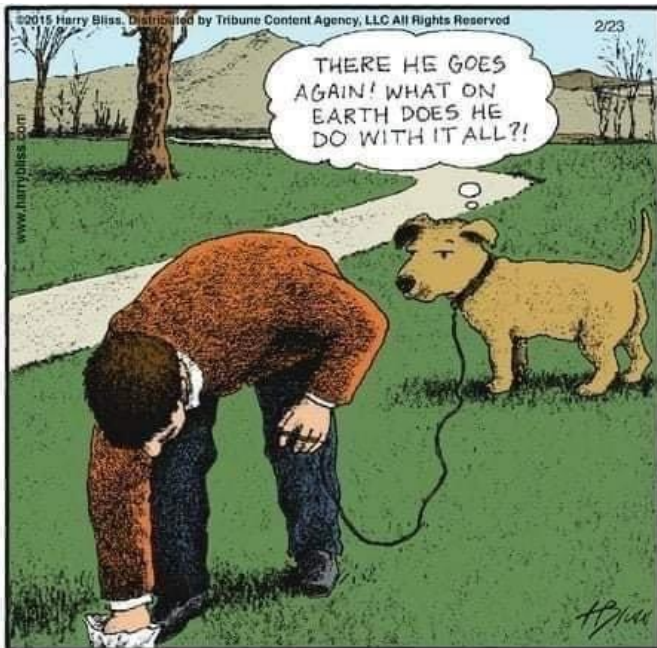
## Residential Pontoon Upgrades

Our contractor has been busy upgrading residential pontoons by replacing the original design of hinge with an entirely new type. As previously promised, we have tackled those in the worst condition first, which meant that the team had to work on individual pontoons scattered around the marina. Inevitably this slowed the work because of the need to transport the heavy jigs and tools between the scattered locations. Now that the worst cases have been dealt with, it is possible to tackle groups of adjacent pontoons to speed the work up.

It is pleasing to report that feedback from owners, whose pontoons have been upgraded, is universally favourable.

The work cannot be hurried and will continue throughout the months ahead until all finger pontoons have been modified. Slow but sure is the motto. Of course, winter weather and reduced daylight hours will have an impact on progress, but our contractor's teams have shown a dogged determination to carry on in sometimes unpleasant weather, only stopping when conditions cast doubt on the safety of the operation. In the blistering heat earlier this year, our ingenious operators even rigged parasols on the pontoon to give them some shade!

## Dog Mess (with apologies)



Well. In the case of at least one dog owner, now we know! Our gardeners regularly encounter bags of dog mess tossed into the shrubbery we employ them to maintain. This is not what they signed up for.

In one location, at the entrance to Newlyn Way, they found over thirty black bags of poo which had been thrown over the hedge to bounce off the wall of a house and drop down behind the bushes. This was within 100 paces of a council dog fouling bin! Irresponsible, or what?

When walking around the estate, please be observant and, if you see any activity of this kind, make a note of the date and time and a description of the dog and its handler. Then report it to Portsmouth City Council, using this link:

[Dog fouling - Portsmouth City Council](#)

(Hold down the 'Ctrl' key while clicking the link) then click 'Report dog fouling' then 'Next' and you will be presented with a form to complete.

It is not recommended that you approach the offender directly.

## Gardening

Phew what a summer! Some of the hottest temperatures ever recorded in this country have not been easy on flora and fauna. Some of the new renovations have really struggled in the extreme heat, low rainfall and near drought conditions. However, with the help of some shareholders, the majority of the



new planting has survived surprisingly well. Regrettably, some new planting has been lost.

The previously mentioned blossom tree replanting along Port Way is still in the plan but shortage of stock at wholesalers and less than ideal ground conditions have delayed the planting of the new trees. We were hoping to include photos of our cherry trees in flower in the next Spring newsletter but, regrettably, it will have to be Spring 2024 before we can do this.

Ongoing maintenance continues unabated and the GWG are very proactive in identifying new areas for future works and rejuvenation.

One photo shows how well some of our older planting is being maintained and the other is of one of the recently replanted beds.



## Rodent Infestations

Periodically we learn of rat activity around the estate. It has been said before that, if there is no food available, rats will go away.



An alternative treatment has been sent to us by a shareholder who had had a long fight with the vermin. He wrote *"I carried out some online research into ways of getting rid of rats. Most of the advice was about traps and rat poison in tamper and pet-proof boxes, which we were already doing. However, I found some interesting advice on an American website involving the use of spices and scents.*

*Rats have an extremely sensitive sense of smell. It was suggested that chilli powder and peppermint oil are deterrents. I blocked the tunnels under our decking; then sprinkled chilli powder onto the areas around the burrows and sprayed dilute peppermint oil over the surrounding plants. Overnight, all sign of rat activity ended. I have seen no signs of them for three weeks now. I continue to apply the treatment just in case they try to return, but I am now confident that this treatment works. And the peppermint oil makes the garden smell lovely!"*

It worked for him so there you have another method of control to try if you become the unwilling host to a family of our long-tailed furry "friends".

## Premier Benefits for POSOL Berth Owners

We thought you might like to be reminded of the benefits of being a POSOL leaseholder and boat owner.

- You are entitled to up to three nights stay for free in any other of Premier Marinas locations in any one year
- You get a 10% discount on the cost of lifting out and relaunching.
- You are entitled to up to 28 days ashore at no cost in any one year.

Note that these concessions do not apply to the owners of boats which are licensed to use a residential mooring. That is any boat owner who is not a POSOL 'B' shareholder

## Christmas Decorations

There are still a few remnants of Christmas decorations on display around the estate which are looking decidedly "tatty". We love to see them at Christmas but please take them down when the festive season has ended.

## Changes of Appearance

If you propose to make any changes to the external appearance of your house, please take advantage of the various guidance notes and policies published on POSOL's web site. They are designed to help you formulate proposals which are more likely to be acceptable and obtain ready approval to go ahead. It can make even more sense if you approach POSOL with your initial proposals before

spending money on having architectural plans prepared. This way can save time and money and generally gives the best all round result. Whatever you do, please don't send in an application when the builders are about to start work! Keep in mind that we love to see folk improving their property, so long as the changes are in keeping with the original design and style of Port Solent houses.

## And finally....

We trust that those of you with boats were able to take advantage of this season's weather and get some miles under your keel. We also hope that your winter layup and refit will go smoothly, with no unexpected surprises.



To all our shareholders, we hope that you are enjoying life in our unique marina village and will continue to do so for many years to come. Don't forget that, if you would like to contribute to the management of Port Solent, POSOL is always looking for volunteers to serve on one of its working groups and so help make recommendations for the directors' consideration. The currently active working groups are: Berthing, Covenants and Gardening. If you are interested, or even think you might be, please contact our managing agent and speak to Ruth Smith or Lisa Kennard, who will be able to give you an idea of what volunteering entails and put you in touch with the group of your choice. The number to call is 01489 296 000.