

# PORT DINORWIC YACHT HARBOUR RESIDENTIAL ESTATE

*Spring 2019*

## From the Chairman



Work to refurbish the next two blocks on our programme (5-15 Siabod and 70-80 Garnedd) is well underway; 5-15 Siabod has been completed and 70-80 Garnedd will be completed by the end of March

I am sure that everybody who has looked at the newly refurbished blocks can appreciate that the refurbishments have been done without changing the general appearance of the estate and that they look (and should perform) like new again.

The new CCTV system has been installed and commissioned.

Following the resignation of our Manager, Kevin Thomas, in November to move with his family to Shropshire, Shelley Hughes was promoted to become our new Manager.

The campaign to get double yellow lines installed on the hill up from the bridge to the main road continues – Gwynedd Council currently has the proposal to do this out to public consultation – and we would ask all residents to write to the Council and our local Councillor to support this proposal (details of contacts are in this newsletter)

*Charles Roberts*

---

## Estate Office

Kevin Thomas moved away with his family in November and the Chairman thanked him at the AGM for taking the lead on the refurbishment project and organising for the introduction of CCTV coverage, as this had been requested at previous AGMs.

Shelley Hughes has been promoted to the manager's position, a decision which was endorsed by all directors as well as the attendees at the AGM in November 2018. Shelley has a vast knowledge of the Estate having worked here for the last 8 years as well as a strong local network of contacts from glaziers to tree cutters, as well as many of you residents.

The office is open 10 – 12 daily, at other times messages can be left on the answer phone or alternatively email the office on [pdyhre.ltd@outlook.com](mailto:pdyhre.ltd@outlook.com).

## Annual General Meeting

**This years AGM will be held at Plas Menai National Water Sports Centre on Saturday 30 November 2019 at 2.00 pm.**

**All shareholders, whether freeholders or leaseholders, are encouraged to attend.**

## Refurbishment Phase 2 – update

2 leasehold blocks were refurbished last year and a further two on Siabod and Garnedd should be completed by the end of the month. There is a rolling programme of painting the remaining 12 blocks over the next 18 months.



## Cyflwyno Taliadau Debyd Uniongyrchol a thaliadau gyda Cherdyn

Yn y Cyfarfod Blynnyddol ym mis Tachwedd 2018 cyhoeddwyd y bydd PDYHRE Ltd yn cyflwyno cyfundrefn taliadau debyd uniongyrchol o fis Mehefin 2019 ymlaen. Mae'r gyfundrefn debyd uniongyrchol yn cael ei ddefnyddio gan filoedd o gwmnïau ym Mhrydain ac mae'n cynnig manteision i breswylwyr ac hefyd i PDYHRE Ltd wrth symleiddio y broses taliadau.

Mae debydau uniongyrchol yn ddiogel i bawb a cewch eich gwarchod gan y Gwarant Debyd Uniongyrchol, rhywbeth y bydd pawb sydd yn talu biliau gwasanaethau cyhoeddus trwy'r modd yma yn gybyddus ag ef.

Mae Costau Gwasanaeth yn daladwy yn flynyddol ym mis Mehefin, ond yn y gorffennol mae'r Cwmni wedi defnyddio ei ddisgresiwn i'ch galluogi i dalu'r costau yma trwy daliadau rheolaidd trwy gydol y flwyddyn.

O fis Mehefin 2019 ymlaen, bydd preswylwyr yn gallu parhau i wneud cais i dalu eu costau blynnyddol mewn rhan-ddaliadau os yn dewis talu trwy ddebyd uniongyrchol. Gallwn dderbyn taliadau trwy gardiau debyd neu gredyd wrth alw yn y swyddfa neu dros y ffôn



## Direct debit universal introduction and card payments

At the AGM in November 2018 it was announced that the Company will introduce collecting service charges by direct debit from June 2019. Direct debits are widely used in the UK and offers benefits to both residents and the Company by simplifying the payment process.

Direct debits are also secure and covered by the direct debit Guarantee, which will be familiar to anyone already paying such as utility bills by this method.

Service charges are due for payment annually in June however the Company has in the past used its discretion to allow spreading this cost by regular payments throughout the year.

From June 2019 onwards residents will only be able to apply for payment by instalments, if paying my direct debit. Payment by cash or standing order will no longer be acceptable.

If regular payment by direct debit is not arranged, then the full year's service charge will become payable immediately.

## Office Hours

The office is open from 10 - 12

Residents must not use the office as a depositary/collection point for their Amazon and other deliveries.

## Health issues

Will owners please pick up their dog and cat faeces as it is irresponsible and unsightly, shows lack of respect for the Estate and lack of care for their animals. There is a minimal risk to health because of toxocariasis – if that is what owners are concerned about.

Website <http://www.nhs/conditions/Toxocariasis> for information. Also who wants to stand in faeces by mistake and walk it through their home?



## Parking on access & egress road to the Estate

The Chairman at the AGM thanked Mrs Sue Jones for being persistent in pressurizing the local Council regarding the introduction of double yellow lines down the hill, as parking outside the restaurant and shops at times cause chaos.

The Chairman has written to Gwynedd Council on behalf of the shareholders but individuals are encouraged to submit their own objections to add weight to have double yellow lines introduced.

Please see map as to the proposals.

You should contact

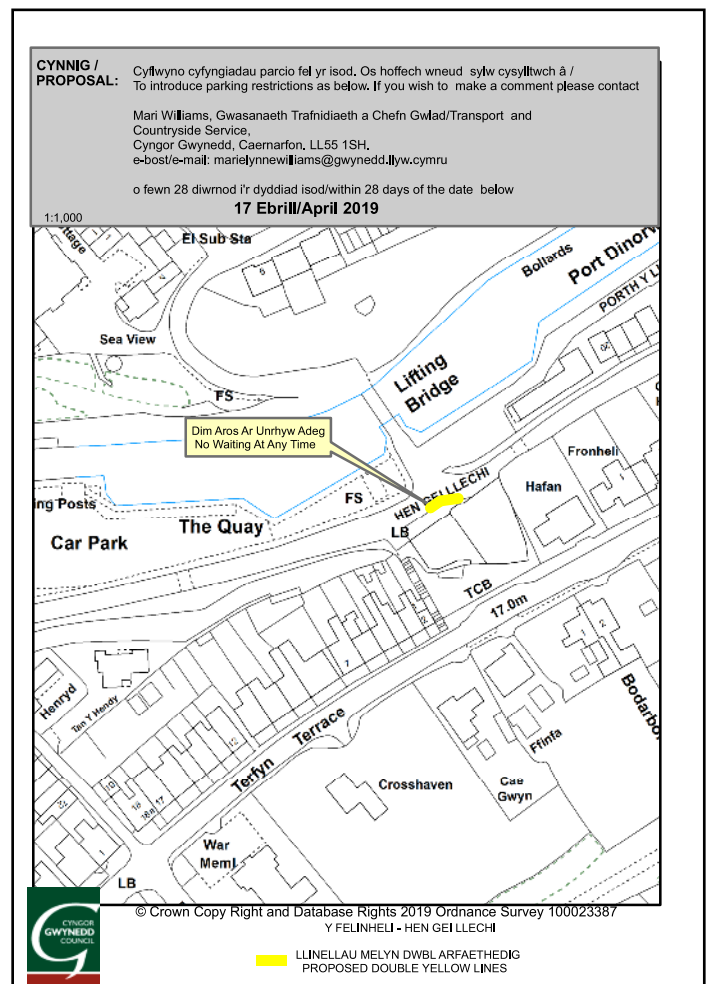
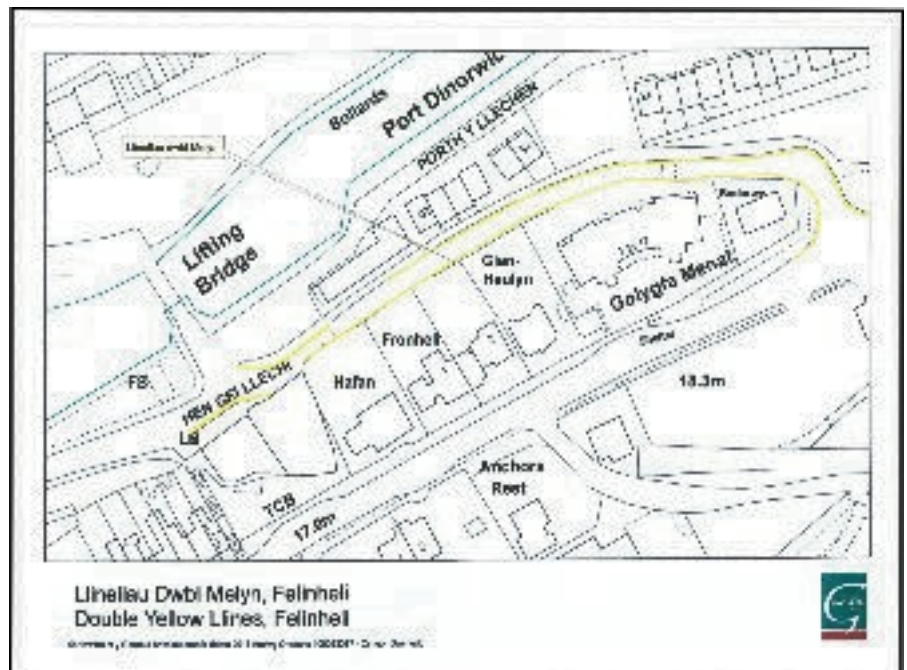
Iwanaptrfor@gwynedd.gov.uk as he is the Council's Transport and Countryside officer as well as your local councillor  
Cynghorydd.GarethWynGriffith@gwynedd.llyw.cymru.

# STOP PRESS

## New double yellow line Council Proposal.

Gwynedd Council have now proposed to double yellow line a small area on the road down the hill compared to the original proposal. We fail to see how this new proposal would reduce the parking on the hill that often causes car mayhem along this road. We need your support on this.

Please contact: Iwanaptrfor@gwynedd.gov.uk as he is the Council's Transport and Countryside officer as well as your local councillor:  
Cynghorydd.GarethWynGriffith@gwynedd.llyw.cymru.



## On site Parking

Will residents and visitors NOT park their cars on the grass verges as not only does this damage the grass but has damaged manholes.

## Trees planning for the next 3 years

The Company wishes to maintain the visual amenity of the trees and planted areas on the Estate and at the same time wishes to reduce the risk of trees damaging property, vehicles and boats. Now is the time of year to prune and trim trees and the company has commenced work on some of the trees which are not subject to Tree Preservation Orders (TPOs).

The Company is preparing planning applications for the TPO trees which require attention. If trees have to be removed consideration is being given to choosing suitable replacements. Tomos Pierce is working on the trees currently, those without TPOs on them.

Mrs Pat Ross' main concern as a director are the gardens (landscaping) but at the moment as always at this time of year the grounds are looking quite tidy and colourful with the daffodils in bloom. We are looking forward to the first grass cutting of the season.

Her interests include the condition of the properties on site. As a leaseholder we are now paying a very large service charge for refurbishment but some of the freehold properties are being poorly maintained with cracked rendering, black damp areas and the old storage areas look dilapidated, ivy growing into the roofs and untidy balconies.

The garages look very poor at the entrance to the Estate. Freeholder owners could walk around and inspect their properties and how they could be improved to retain their market value.

Please note Freeholders should clear the guttering outlet drains of leaves and other debris as this is their responsibility

## CCTV

The CCTV is now fully operational as had been requested by shareholders at AGMs' since 2016 and cameras are placed as follows:

1 Ffordd Hebog to view the bin stores on the opposite side of the road and an additional camera to view down the hill towards Ffordd Glyder

On block 2- 8 Ffordd Glyder (office) to view down Ffordd Glyder to cover the 2 bins stores sited there

On block 70 – 80 Ffordd Garnedd viewing the bin store on the opposite side of the road

On block 12 – 22 Siabod viewing the Estate entrance

On block 5 – 15 Siabod to view along Ffordd



Fly-tipping has been a major

problem over a number of years, so this installation should alleviate this, as with evidence Gwynedd County Council can instigate prosecutions.

Will everyone please recycle large cardboard boxes, and compact them as currently take up a lot of space in the green bins, they should not be placed in them.

**There have been several instances recently where residents have been abusive to our staff both in the office and over the phone. This behaviour is totally unacceptable and will not be tolerated. If this happens again, the conversation will be terminated and the perpetrators will be asked to leave the office, and the incident will be reported to the Board of Directors for further action.**

## Other issues

2 new grit bins have been installed one on the hill near the Portdinorwic Hotel and one on the hill on Garnedd as this had been requested at the AGM.

The Chairman and Board would like to thank Brian Robinson for his help, and support in improving the newsletter format & website & wish him all the best for his move to Cyprus & he can sit in the sun and still design the newsletter!

The Board would welcome input from residents as everyone can contribute to the good management of the Estate & even though they might not want to commit to being a director they could contribute their skills and strengths in other ways.