

Port Dinorwic Yacht Harbour Residential Estate



*This is your new look Newsletter
Let us know what you think of it !*

Newsletter
March 2015

Annual General Meeting

The 18th AGM of Port Dinorwic Yacht Harbour Residential Estate Limited was held on Saturday 29th November 2014 at the Memorial Hall in the village. Refreshments were provided.

The Chairman Mr Brian Cowburn and Manager Mr Peter Jones gave reports on events of the past year. Mr Charles Roberts presented the annual accounts, Mr David Leonard the legal Report and Mrs Patricia Ross gardening matters.

Following the elections the directors were Mr Martyn Bromley, Mr Ron Gray, Mr Brian Cowburn, Mr David Leonard, Ms Alana Roberts, Mr Charles Roberts and Mrs Pat Ross. Following the Election Mr Cowburn tendered his resignation as Director and Chairman. A short Board meeting after the AGM was held to elect a new Chairman and Mr Charles Roberts was elected, unanimously.

Amongst topics discussed at the Meeting were:

Leasehold Maintenance.

Significant discussion took place concerning the need for a concerted effort to carry out outstanding maintenance on a number of blocks of flats. It was the view of the meeting that there was a need for far more communication regarding plans in hand for routine maintenance and that plans identifying what work was to be done and when should be distributed. This also applies to the work to be carried out as part of the Leaseholders' property refurbishment. It was agreed that someone would be brought in to manage the Leasehold refurbishment project.

Refuse.

The view was that screened bin compounds should be provided for all bins on site and that plans should be made for this to be achieved over a number of years.

Leaseholders' Service Charge

The directors made attendees aware there would be a further contribution to the Leasehold Refurbishment Fund in 2014/15.

Household Refuse

The Council has brought in separate bins for garden waste. Garden waste has to date been put in the household waste or large residual waste bins. Plans are underway to take delivery of new, slightly smaller kitchen waste bins and to re-label the existing kitchen waste bins for use as garden waste. This will be arranged as soon as is practical.

We are awaiting an update from the Council as to how the change to the collection of non-recyclable refuse to 3 weeks will affect the Estate.

Port Dinorwic Yacht Harbour
Residential Estate Limited

Registered Office:
Glaslyn, Ffordd Y Parc Parc Menal,
Bangor, Gwynedd LL57 4FE

Estate Office: 2 Ffordd Glyder,
Y Felinheli, Gwynedd LL56 40X

Tel: 01248 671115
admin@menaimarinaestate.co.uk
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Site Rule Reminders



Will dog owners please clean up after their pets and keep them on a lead whilst on the Estate so as not to spoil everyone else's enjoyment of the gardens.



Now that the lighter nights are here can we remind parents to ensure their children are supervised when out playing so they are kept safe but also so that other residents are not inconvenienced.

Gardening Matters by *Pat Ross*

I would like to take the opportunity to thank those of you who voted for me to remain on the Board.

Now the entrance to our Estate, over the dock area and up the hill is looking good having been tidied up, recently. Beginning of February I spent two hours with an Arboriculturist on site, who works as a Tree Officer. We inspected the trees and he wants to come to do a proper assessment and prepare a 5 year plan. He was very informative and will come again when the trees are in leaf.

I feel we have to make the most of our assets, the grounds are the greatest as they give us so much space, quite different from many other marinas. Of course the sea is truly beautiful but we cannot change or enhance it.

I am afraid we have limited funds to spend on the gardens but we have to be positive. We can enjoy the daffodils which are now in bloom, as we have had another 1,000 planted.

I met such a lot of very pleasant property owners before the Annual General Meeting, I wondered if a few of you would like to meet (at least 10) to walk and inspect the whole of the Estate? We could discuss (in convivial surroundings) any ideas, lots of comments and also grumbles and grouses! I thought after Easter and this could be morning, afternoon or evening whichever is best for yourselves. We could get a consensus for the date and time and let the office know. Then we could go to the Swellies for a coffee later!

The new director Martyn who has completed a Royal Horticultural Society course could also come and walk with a separate group if the numbers were greater than 10. If owners enjoyed this spring meeting maybe we could meet each Spring and Autumn to see the changes and improvements.

The work on the trees on Ffordd Gamedd has taken place at the start of this month.

You can get more information about the National Trust property known as Glan Faenol by visiting their website at www.nationaltrust.org.uk/plas-newydd/things-to-see-and-do/view-page/item600092/

(Copy and paste into your browser) !



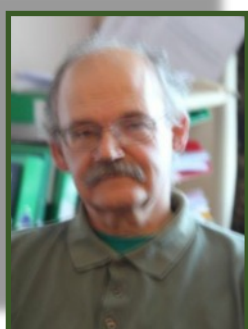
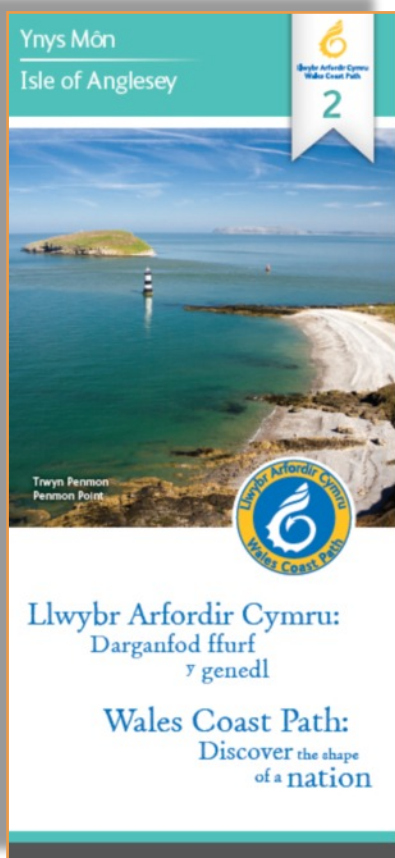
Coastal Path Update *by Charles Roberts*

With regard to the section of the path across the land next to the Faenol Estate, where Gwynedd Council have commenced a Section 26 Order to impose a footpath across the 15 metre stretch owned by Sion Williams and his partner, we have been advised that the Planning Inspector's enquiry will be held at The Galeri in Caernarfon on 20 May. So we seem to be inching towards a resolution of the problem of the new locked gates, installed by Sion Williams.

He is advertising the refurbished Lodge for holiday rentals highlighting the adjacent Coastal Path as a feature of the property, so must feel positive about that this issue will soon be resolved.

Gwynedd Council came back to us with a new proposal for the route of the path through our property, across the grass behind the even numbered properties of Ffordd Glyder from the top of the one way system. The Board have firmly rejected this proposal.

We continue to press Gwynedd Council to route the path through our property via the seaward side of the Pink Palace. The alternative route, which they are proposing at the moment, is to bring the path up the roadway from the bascule bridge and along our one-way system to Ffordd Glyder. The Board is unanimously opposed to this route, primarily on safety grounds as we believe that to mix pedestrians and road traffic in the road up the hill, which is already very dangerous because of the blind bends and the narrow roadway, will inevitably lead to accidents and incidents of conflict.



Peter Jones the site manager is retiring at the end of this month, and on behalf of the Board and shareholders we would like to wish him a long, happy and healthy retirement and thank him for his diligent and hard work since being in post. I'm sure many of you will personally want to wish him well.

Over the last month the process to select a replacement has been taking place and 2nd interviews were held Friday 13 March with an appointment to be announced shortly.

Alana Roberts

visit www.menaimarinaestate.co.uk



Estate Website by *Martyn Bromley*

As a "new boy" to the team I have been given the task of looking at our Web Site. What web site? - some of you may say.

The web site currently representing the Estate is menaimarinaestate.co.uk. Some of you may be familiar with it and some may never have used it and have no intention of using a web site.

For those of you who have looked at the site recently it will be obvious that it hasn't been updated for some time, this in turn leads me onto my involvement.

There are a number of questions that need to be asked of the residents in order to determine how we move forward. So I would be grateful if anyone who feels so inclined could email their comments based on the following questions:

1. Do we in fact need a web site at all?
2. If we do need a web site what should it include?
 - Location and general information about the Estate?
 - Site rules?
 - Refuse collection, bin types, collection times etc ?
 - Estate newsletter (Quarterly).
 - Anything else?
3. Do we need a login section for residents only so that any problems/issues to be raised can be included here or would you prefer to liaise directly with the office?
4. Does the current web site name appeal or does it not seem relevant to the estate?

I would be pleased if you could spare a few moments to give me any thoughts you may have about the web site based on some of the above points. I can then discuss these with the person who maintains the web site.

You can e-mail me, Martyn Bromley on: PDYHRE1@gmail.com

Admin Matters

Service Charge Payment 2014/15

The final quarter's payment is now overdue.

Would those owners who have not paid this or any other of the outstanding quarterly payments please do so.

**Please send outstanding payments to the office at
2 Ffordd Glyder.**

**Cheques payable to
PDYHRE Ltd.**

**Thank you to those who have
already paid.**

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