

# Port Dinorwic Yacht Harbour Residential Estate

Newsletter Autumn 2018

## Leasehold Flats Refurbishment

Work to refurbish the next two blocks on our programme (5-15 Siabod and 70-80 Garnedd) will commence in September and should be completed by the end of February 2019

The contract has been awarded to W F Clayton of Bangor, who also carried out the first phase of the refurbishment works. We have been very pleased with the quality of the work which was carried out by the Contractor and also the way in which they worked hard to minimise disruption to the residents during the works.

The works to be carried out will be similar to that already done to the first two blocks; clearing out mortar droppings from the cavities, replacement of corroded wall ties, replacement of defective windows, installation of damp proof courses around window openings and replacement of defective lintels, re-slating and insulation of roofs including necessary roof repairs and new fascia boards together with new gutters and rain water down pipes.

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

Following the meeting held with the Leaseholders in March, the Board decided that the refurbishment programme would continue, but at a slower rate of progress, consistent with keeping the refurbishment element of the Service Charge at the same level as for the past three years, rather than increasing the annual charge to speed up the programme. It has not been possible to obtain outside finance to allow the programme to be carried out at a faster rate

*Charles Roberts*

### Cyfarfod Cyffredinol Blynnyddol

Bydd y cyfarfod eleni yn cael ei gynnal ar ddydd Sadwrn y 24ain o Dachwedd 2018 yng Nghanolfan Chwaraeon Dŵr Plas Menai am 2y.h. Rydym yn annog pob rhanddeiliad, boed yn rhydd-ddeiliad neu yn brydlesydd i fynychu

## Adnewyddu Fflatiau Prydiesol

Bydd y gwaith o adnewyddu y ddau bloc nesaf o fflatiau (5-15 Siabod a 70-80 Garnedd) yn cychwyn ym mis Medi, a dylai'r gwaith fod wedi ei gwblhau erbyn diwedd Chwefror 2019.



The scaffolding goes up !

W F Clayton fydd yn gyfrifol am gwblhau y gwaith, sef yr un cwmni a wnaeth y gwaith ar y ddau bloc cyntaf. Roeddem yn falch iawn o sut fu i'r cwmni weithredu wrth wneud y gwaith ar y ddau bloc cyntaf, yn enwedig ar y ffordd y bu iddynt fynd allan o'u ffordd i sicrhau cyn lleied o anghyfleustra â phosib i'r preswylwyr tra yn cwblhau y gwaith.

Bydd y gwaith ar y ddau bloc nesaf yn debyg iawn i'r hyn a gafodd ei wneud ar y ddau bloc cyntaf; clirio mortar o'r gwagleoedd rhwng y

waliau, ailosod cysylltiadau wal sydd wedi pydru, ailosod ffenestri diffygiol, gosod linteli newydd a deunydd atal tamprwydd o gwmpas y ffenestri, ailosod llechi ac insiwleiddio y to gan gynnwys unrhyw drwsio angenrheidiol, gosod byrddau "facia" newydd ynghyd â gwteri newydd a pheipiau dŵr.

Rwy'n siwr eich bod yn cytuno bod y gwaith a wnaed ar y ddau bloc cyntaf wedi newid dim ar yr elfen weledol o fewn yr ystâd, a bod yr adeiladau yn edrych fel newydd unwaith eto.

Yn dilyn cyfarfod gyda phawb sydd yn prydlesu ei adeilad ym mis Mawrth, penderfynodd y Bwrdd i barhau gyda'r rhaglen adnewyddu ond o fewn amserlen hirach, a hynny er mwyn osgoi gorfod cynyddu y taliad blynnyddol i'r prydleswyr. Nid oedd yn bosib sicrhau cyllideb er mwyn cwblhau y gwaith ynghynt.

*Charles Roberts*

### Annual General Meeting

This year's AGM will be held at Plas Menai National Water Sports Centre on Saturday 24 November 2018 at 2.00 pm. All shareholders, whether freeholders or leaseholders, are encouraged to attend.

## What the site office does (*with only two members of staff and all in 4 hours per day*)!!

1. Monitoring of the Sea wall, overseeing repairs
2. Monitoring service charge payments
3. Chasing debts, Unfortunately there are a few although only small in number who become debtors, these owners take up a disproportionate amount of office time, including the need to prepare reports and documentation for the solicitors who act on behalf of the company in pursuing non payment, and in recent years attending court on the cases that have required taking that far, the company is however pleased that all debts have been recovered.
4. Preparation of information for the budget
5. Production of all information for the year end accounts
6. Receipt and banking of money
7. Paying contractors
8. Overseeing maintenance
  - a. Grounds maintenance (grass cutting etc)
  - b. Gardeners work program
  - c. Maintenance schedules of leasehold properties (monitoring Contractors)
  - d. Tendering and arranging for work required
  - e. Road repairs
  - f. Meeting with dock owners – bridge issues
  - g. Liasing with Council on such things as waste removal
  - h. Drainage systems
  - i. Trees, surveys, maintenance
9. Recently, design and tender of CCTV system
10. Abandoned cars

This involves lengthy correspondence with DVLA to find out ownership, then writing and posting notes to cars, then the Council, finally if no response arranges for its removal (it is important that the company does not end up responsible)
11. Checking of the emergency lighting and arranging repairs
12. Replying to solicitors on behalf of the Company regarding house sales and queries, LP1, service charge apportionment, stock transfer, land registry, past accounts etc
13. Replying to general queries and questions from owners, tenants and visitors
14. Monitoring arranging repairs of TV system
15. Insurances
16. Liasing with hotel owners
17. Preparation for board meetings (production of info such as financial position to date, debtors, reports, bank balances, managers report, maintenance update, health & safety) attendance at meetings.
18. Maintenance of items such as risk assessments, asbestos reports, fire risk assessments
19. Preparation for AGM, booking and checking of venue, production of materials, packs to share holders
20. Site Rules
21. Overseeing refurbishment program – scope of work, monitoring, answering queries from builders, information to owners, overseeing finances, meetings with project manager and contractor

## It's time to update the estate website!

The estate website has been online for three years and now needs of an update. This has come about by the changes in social media and the fact that more people now access the web on mobile smart phones than on a desktop computer.

We have already made a start by changing the web address to make it easier to remember (and type).

The new URL is [www.pdyhre.wales](http://www.pdyhre.wales). Why not visit it now and take a look!



If you have any suggestions for improving the website please e.mail. to [webmaster@pdyhre.wales](mailto:webmaster@pdyhre.wales). Your ideas will be put to the board for consideration.



# Coastal Path

Finally, there is good news to report on progress on the Coastal Path!

The section of the path into Parc Faenol was opened in June, despite continuing action from the owners of Glan y Mor Lodge to stop progress. All residents can once again walk through the gateway in to the Parc and enjoy the walk alongside the Menai Straits under the Britannia Bridge to Telford's Menai bridge.

The new section of the Path up from the dockside to Ffordd Glyder is now finally completed and open to walkers. Landscaping including shrub and tree planting will be completed later in the Autumn.

A new sign is to be erected at the entrance to the Estate, making it clear that parking on the estate is for residents and their guests only.

The Board will be monitoring the possible illegal parking by non-residents who want to walk in to Faenol, and also those who ignore the Coastal Path signage and walk along the grassed seafront, which is private and for the enjoyment of our residents only. If necessary further restrictions will be proposed for your agreement and approval.

Charles Roberts

The new path between the dock and Ffordd Glyder  
Shrub and tree planting will be completed later in the Autumn.



# Llwybr yr Arfordir

O'r diwedd mae gennym newyddion da i'w adrodd am Llwybr yr Arfordir!

Cafodd y darn o'r llwybr sydd yn arwain i fewn i Ystad y Faenol ei agor ym mis Mehefin er gwaethaf ymdrechion perchennog tŷ Glan y Môr i atal y gwaith. Gall holl breswylwyr ein ystâd unwaith eto gerdded trwy'r adwy i fewn i Barc y Faenol a mwynhau y daith gerdded ar hyd y Fenai o dan Bont Britannia at Bont Telford ym Mhorthaethwy.

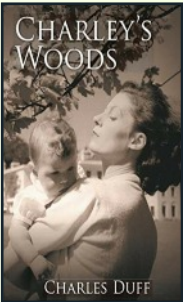
Mae'r darn newydd o'r Llwybr o'r Doc i fyny at Ffordd Glyder wedi ei gwblhau ac ar agor i gerddwyr. Bydd y gwaith o dirlunio yn cynnwys plannu coed a llwyni yn cael ei gwblhau yn yr Hydref.

Bydd arwydd newydd yn cael ei osod wrth y fynedfa i'r Ystâd i'w gwneud yn glir i bawb mai dim ond preswylwyr yr Ystâd a'u gwesteion yn unig sydd â'r hawl i barcio yma.

Bydd y Bwrdd yn monitro parcio anghyfreithlon posib gan fobl sydd eisiau cerdded i fewn i'r Faenol, ac hefyd yn monitro y rhai hynny a fydd yn anwybyddu arwyddion Llwybr yr Arfordir ac yn cerdded ar hyd y glaswellt o flaen y tai wrth y Fenai. Mae'r darn yma i'w gadw yn gwbl breifat ac i'w ddefnyddio a'i fwynhau gan breswylwyr yr Ystâd yn unig. Os bydd angen, byddwn yn argymhell mwy o gyfyngiadau i chwi i'w cadarnhau.

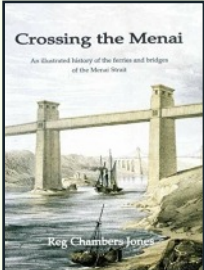
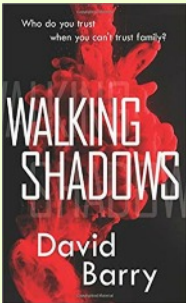
Charles Roberts

## A few books of local interest



Charley's Woods. - Sex, Sorrow and a Spiritual Quest in Snowdonia  
Written by Charles Duff about his family's country house, Vaynol, where Royalty mingled with eccentric relations and glamorous socialites, supported by a colourful ensemble cast of cooks, nannies and butlers.

Walking Shadows. - Scandal, shocks and confrontation in this thrilling family drama  
David Barry's book chock-full of scandal, shocks and confrontation, Walking Shadows is a thrilling take on a modern family drama with interesting developments on our estate!



Crossing the Menai - An Illustrated History of the Ferries and Bridges of the Menai Strait  
One of the many titles from local historian Reg Chambers Jones.



## Respect & consideration

We all I'm sure love living here or visiting this lovely area but some people spoil it for others eg washing machines, dishwashers running at unreasonable hours and loud music at 2 AM. So can we ask that you think of others and take responsibility to ensure your behaviour is reasonable.

## Yr Ardd - Diweddariad

Croesawyd y tywydd bendigedig y bu i ni ei brofi dros y misoedd diwethaf ac roedd yn newid braf o'i gymharu gyda'r tywydd cymysglyd yr ydym wedi ei gael dros y blynyddoedd diwethaf. Yr unig rai i ddioddef ychydig oedd y bobl hŷn a'r coed a'r planhigion!!

Efallai eich bod wedi sylwi ar y nifer o blanhigion a llwyni sydd wedi cael eu plannu o gwmpas yr Ystâd fel rhan o'n rhaglen i wella delwedd y safle. Ond doedd neb wedi rhagweld yr haf poethaf y mae'r rhan fwyaf ohonnom wedi ei brofi a ddilynodd.

A dim ond trwy waith caled ein garddwr Roger, staff y swyddfa ac ychydig o wirfoddolwyr sydd yn byw ar yr Ystâd y llwyddodd y rhan fwyaf o'r planhigion i oroesi.

Cyn bo hir byddwn yn cynnal archwiliad o'r coed i asesu sut y bu iddynt ymdopi gyda'r prendre dŵr dros y misoedd diwethaf. Tra bod rhai o'r coed i weld wedi dioddef ychydig, mae'r rhan fwyd i weld yn iawn.

Gobeithiwn y bydd pawb yn parhau i barchu y gwaith y mae Roger yn ei wneud ac y byddwch yn cadw at y llwybrau dynodedig yn hytrach na cherdded trwy'r borderi.



## Garden Update

The fabulous summer weather we experienced made a welcome change from some of the mixed summers of recent years. The only people who appeared to struggle throughout the hot days were the elderly and our trees and plants !!

Some may have noticed that we planted a number of plants and shrubs at various locations on the estate as part of the ongoing enhancement programme. Little did we know at the time that we were due the hottest summer in most of our lifetimes.

It was largely due to the unstinting efforts of Roger the gardener aided by office staff and the odd volunteer resident on the estate that virtually all the plants have survived.

At the end of the summer we will carry out a tree survey to see how our trees have coped with the lack of rainwater for months on end. Whilst some trees are currently looking a little stressed in general terms they have all coped well.

We hope residents continue to respect the work done by Roger the gardener and keep to designated paths and not take short cuts through borders

## Peacocks

There is a pair on the Estate – arrived earlier in the summer but have caused a lot of controversy – some of us love their majestic good looks, others dislike them with a vengeance, their noisy wake up calls and defecating.

But someone is feeding them otherwise they would not stay here??

